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SF Office of Community Development  
[Annual]

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NOTICE OF AVAILABILITY OF GRANTEE  
PERFORMANCE REPORT COVERING THE 1988  
COMMUNITY DEVELOPMENT PROGRAM

Pursuant to the provision of the Code of Federal Regulations, Title 24, Part 570, Section 570.507(a)(3) notice is hereby given that the City and County of San Francisco will be submitting its Grantee Performance Report for the 1988 Calendar Year to the U.S. Department of Housing and Urban Development (HUD).

Copies of the above mentioned documents are available for review and comment by interested parties at the Mayor's Office of Community Development, 100 Larkin Street and 1254 Market Street, San Francisco. Copies are also available at the Main Library, and the following branch libraries: Bernal, Chinatown, Mission, Ocean View Park, Potrero, Visitacion Valley, Anna Waden and the Western Addition Branch.

For more information please call 554-2960.

[14678]



# Grantee Performance Report

U.S. Department of Housing  
and Urban Development  
Community Development  
Block Grant Program



OMB Approval No. 2506-0077 (exp. 3/31/90)

1. Name of Grantee City and County of San Francisco	2. Grant Number B-88-MC-06-0016	
3. Grantee's Address 200 City Hall San Francisco, CA 94102	4. Person who can best answer questions about this report Larry Del Carlo, Director	
	5. Telephone Number (415) 554-2960	

6. This report consists of the following forms showing progress achieved through (date): December 31, 1988

- a. Activity Summary, form HUD-4949.2.
- b. Status of Funds - Part I and Part II, form HUD-4949.3.
- c. Low / Mod Benefit Worksheet, form HUD-4949.3a
- d. Status of Funds - Part III, form 4949.4
- e. Direct Benefit Activities, form HUD-4949.5.
- f. Actions to Affirmatively Further Fair Housing, form HUD-4949.6
- g. Displacement, form HUD-4949.7.

See HUD handbook 6510.2, "Entitlement Grantee Performance Report Instructions" for guidance on completing the GPR

7. This report also contains:

- a. Assessments by the grantee of the relationship of the use of Community Development Block Grant (CDBG) funds to:
  - (1) locally identified community development objectives
  - (2) the National Objectives which require that each CDBG assisted activity must either benefit low and moderate income persons, aid in the prevention or elimination of slums or blight, or meet community needs having a particular urgency, and
  - (3) the Primary Objective which requires that in the aggregate at least 60 percent of all CDBG funds expended during the one, two or three consecutive program years specified by the grantee in its certification will be for activities which benefit low and moderate income persons
- b. Descriptions of:
  - (1) the nature of and reasons for changes in the grantee's program objectives, and
  - (2) how the grantee would change its program as a result of its experiences.
- c. Summary of any comments received by the grantee on its program from citizens in its jurisdiction

8. The grantee's authorized Official Representative certifies that:

- a. This report contains all items identified in items 6 and 7 above.
- b. To the best of his / her knowledge and belief the data in this report is true and correct as of the date in item 6
- c. Federal assistance made available under the Community Development Block Grant (CDBG) Program has not been utilized to reduce substantially the amount of local financial support for community development activities below the level of such support prior to the start of the most recently completed CDBG program year.

Warning: Section 1001 of Title 18 of the United States Code (*Criminal Code and Criminal Procedure*) shall apply to the foregoing certification. Title 18 provides, among other things, that whoever, knowingly and willfully makes or uses a document or writing containing any false, fictitious, or fraudulent statement or entry, in any matter within the jurisdiction of any department or agency of the United States, shall be fined not more than \$10,000 or imprisoned not more than five years, or both.

9. Typed Name and Title of Authorized Official Representative

Art Agnos, Mayor

10. Signature

11. Date

April 27, 1988

Retain this report for 3 years.  
Previous edition is obsolete.

form HUD-4949.1-4-88  
ref. 24 CFR part 570 and handbook 6510.2



## SECTION 7

### a. ASSESSMENTS

The following assessment describes the relationship of the use of Community Development Block Grant funds to the objectives described in the 1988 CDBG Final Statement.

- (1) The 1988 San Francisco Community Development Program is based on an overall strategy to meet urgent community development needs. The overall strategy consists of the following three major objectives:

- i. Increase and Preserve Affordable Housing

One of the primary objectives of the Community Development Program is the provision of long term affordable housing for low and moderate income persons. Our housing activities are designed to increase and preserve affordable housing opportunities for a wide range of types of households, in addition to improving housing conditions. The Housing Site Acquisition Fund Program increases the supply of housing through new construction activities. The Community Housing Rehabilitation Program works to preserve existing housing by providing below market interest rehabilitation loans to correct code deficiencies. The Housing Programs Administration utilizes non-profit corporations that use the Housing Site Acquisition Fund and the Community Housing Rehabilitation Program to increase the supply of affordable housing. The Public Housing Rehabilitation Program increases the housing supply by rehabilitating previously uninhabitable units. The Fair Housing Counseling and Technical Services Program support the housing activities by providing anti-discrimination counseling and assistance to groups with special housing needs. The Redevelopment Program aids displaced persons through the Central Relocation Services.

- ii. Improve Neighborhood Environment

In order to complement housing improvements in lower income, high need neighborhoods, the City has designed three programs to improve the neighborhood environment. Under the Neighborhood Facilities Improvement Program, existing private recreational and multi-purpose facilities are rehabilitated to better serve the neighborhood. New neighborhood centers may also be developed under this program. Family daycare homes are rehabilitated to increase affordable childcare services. Under the Public Space Improvement Program, public spaces such as streets, alleys, or schools yards are upgraded with the installation of playground equipment, street furniture, murals, etc.. Public space improvements can support both residential rehabilitation and commercial revitalization activities. In order to complete the revitalization of a neighborhood, certain public services may be necessary. The Public Services Program provides educational, recreational, legal, employment, health and safety, childcare and senior activity services.



iii. Increase Economic Development

To increase economic development, the City is implementing programs that will expand or improve small or minority-owned businesses. The Economic Development Corporations provide technical assistance to small and/or minority owned businesses to establish or expand businesses and to increase or retain jobs for low and moderate income persons. In Addition, Community Development funds are set aside to provide the local share on business loans which will assist in the production and retention of jobs principally for lower income persons. Other non-profit corporations are funded under economic development to create employment for low/moderate persons and to generate revenues. Other economic development activities are linked to the completion of the India Basin Industrial Park, Yerba Buena Center, and Rincon Point South Beach Redevelopment Projects. These three programs are stimulating the economic climate of the City as a whole. The Non-Profit Corporation Businesses for Greater Self-Sufficiency program was created to assist stable non-profit community-based agencies to generate alternative sources of income. And finally, the Self Employment Initiatives Project was created to assist low and moderate income persons pursue entrepreneurial enterprises resulting in employment for themselves and others.

- (2) The following programs benefit low and moderate income persons: Housing Site Acquisition Program, Community Housing Rehabilitation Program, Housing Programs Administration, Public Housing Rehabilitation Program, Housing Programs Administration, Public Housing Rehabilitation Program, Fair Housing Counseling and Technical Services Program, Redevelopment Program, Neighborhood Facilities Improvement Program, Public Space Improvement Program, Public Services Program, and the Economic Development Program which includes the Non-Profit Corporation Businesses for Greater Self Sufficiency and the Self Employment Initiative Projects.

The Yerba Buena Center and Rincon Point/South Beach Projects aid in the prevention and elimination of slums and blight.

- (3) San Francisco's Community Development Program substantially exceeds the 60% minimum benefit to low and moderate income persons.

b. DESCRIPTIONS

- (1) Nature and reason for changes in your program objectives:

The City has not changed its program objectives because the current objectives are still appropriate to the City's needs. The degree of need has increased, however, but the City's objectives are still the most appropriate programs and strategies in combatting those needs.





(2) How would our program change as a result of our experience:

As previously stated, the City would not change any of its objectives, programs, and strategies. The City would like to augment substantially its program if additional funds were available, since the degree of need is steadily increasing and existing efforts are increasingly limited.

c. A SUMMARY OF CITIZENS COMMENTS

A public hearing on needs, for the 1989 Community Development program was held on April 21, 1988. A total of 50 speakers gave testimony on public needs. A summary of comments is available at our office.

Seventy-nine letters were received from the general public in support of specific proposals submitted for consideration in the 1989 CDBG funding year.



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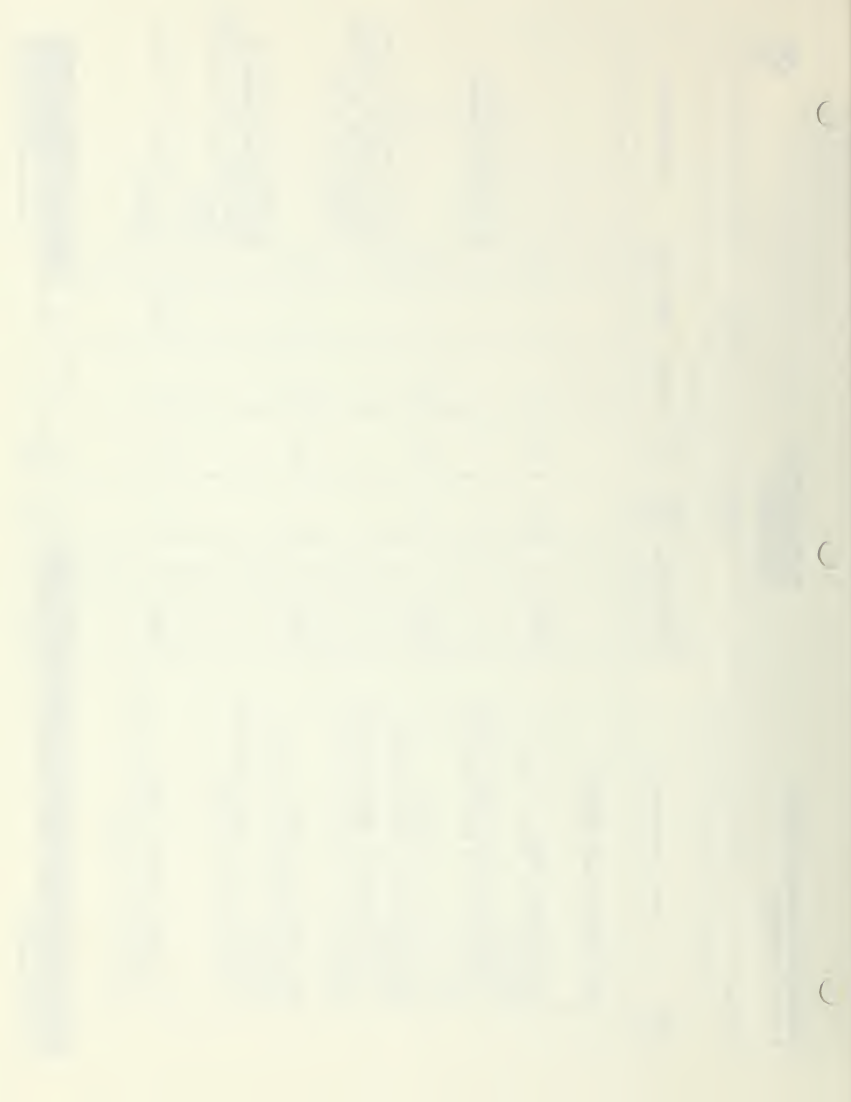
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				B-88-MC-06-0016		From Jan. 1, 1988 To Dec. 31, 1988					
Activity Number	Activity Name, Description and Location	Mo/Yr. Activity Funded	Low/Sum/Mod	Ur- gent	Expend ed This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance	Activity Codes	Accomplishments/Status	
a	b	c	d	e	f	g	h	i	j	k	l
1	<u>ACQUISITION OF REAL PROPERTY</u>										
	Coleridge Park Homes 3333 Mission St. 94110 CT 253 [208-28] Acquisition of air rights for new construction of 49 elderly dwelling unit.	1/88	h		26.1	26.1	0	0		A D	Air rights acquired. Construction underway.
	Episcopal Home Foundation 2770 Lombard St., 94118 CT 0128 [203-98] Site acquisition expenses for new construction of 55 units of senior housing.	1/88	h		23.1	23.1	0.7	0		B D	Received repayment of por- tion of funds not expended in acquisition. No further receipts anticipated.
	957 Hayes Street Project 957 Hayes Street 94115 CT 0163 [203-99] Acquisition for rehabilitation of 12 units of family housing.	1/88	h		0	0	0	0		B,D	Building sold as part of bankruptcy settlement by Pride Found. City received payment in 1987. No further action.
	Site Acquisition Pool Funds Available funds for future projects and technical services.	1/88	h		0	0	0	3454.0			Pool available for future projects.
					Year 49.2	Year 49.2	Year 0.7	Year 3454			



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City and County of San Francisco				B-88-MC-06-0016		From Jan. 1, 1988 To Dec. 31, 1988											
Activity Number	a	Activity Name, Description and Location	b	Mo/Yr: Activity Period Funded	c	Low/Sum/Mod Right/Wed	d	e	f	g	h	CDBG Amount				Activity Codes	Accomplishments/Status
												Expenditures This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance		
1		ACQUISITION OF REAL PROPERTY (cont.)															
		Real Estate Department [203-21] [509-01]		1/88	h					47.2	47.2	19.3	0	A		Support services associated with the processing of escrow accounts.	
		Technical services in support of individual site acquisitions.												D			
		City Attorney Services		1/88	h					2.2	2.2	0	0	A		Legal services received for site acquisition.	
		Direct legal services for site acquisition services.												D			
										49.4	49.4	19.3	0				
		Subtotal								98.6	98.6	20.0	3454.0				
		[1579A]															

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Activity Number	Activity Name, Description and Location	Mo/Yr Activity Funded	Low/Mod Blight/Need	Un-Sub/Sum/Grant	Expended This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance	Activity Codes								
a	b	c	d	e	f	g	h	i	j	k	l		m				
2	<u>PUBLIC FACILITIES &amp; IMPROVEMENTS</u>																
2.1	Public Space Improvement:																
	Friends of the Urban Forest [320-44] City-wide tree planting as delineated below.	1/88 a				95.0	95.0	0	0.1	A,D							
	MISSION DISTRICT 94410 CT 208 (76% L/M); CT 207 (60% L/M)	1/88 a								B,D			166 trees planted. Project completed.				
	3500 19th St.																
	3300-3600 20th St.																
	3000, 3300 21st St.																
	3300 22nd St.																
	200 Dolores																
	100 Fair Oaks St.																
	2400 Folsom St.																
	300, 800 Guerrero St.																
	0 Lapidge St.																
	300 San Carlos Avenue																
	900-1000 Valencia																
	300, 800 Shotwell																
	900, 1100-1200 Van Ness																
	3100 17th St.																
	3600 20th St.																
	3900 25th St.																
	100 Liberty St.																
	800-1000 Valencia St.																
	400 Alabama St.																
	3153, 3154 17th St.																



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Activity Number	Activity Name, Description and Location	Mo./Yr. Activity Funded	Low/Disadvantaged Mod/High/Need	Un-	Expenditures This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance	Activity Codes		
a	b	c	d	e	f	g	h	i	j	k	l
2.1	Public Space Improvement (cont.)										
	Friends of the Urban Forest cont.										
	WESTERN ADDITION/HAYES VALLEY 94115 CT 164 (79% L/M); CT 167 (67% L/M)	1/88	a							B,D	194 trees planted. Project completed.
	100 Broderick St.										
	1000 Haight St.										
	100, 900 Page St.										
	200-300 Pierce St.										
	100-300 Scott St.										
	400-800 Baker St.										
	400-800 Broderick St.										
	1300 Fell St.										
	1800-1900 Golden Gate Ave.										
	1300-1600 Grove St.										
	1300-1600 Hayes St.										
	300-700, 515 Lyon St.										
	100-200 Broderick St.										
	600-1200 Page St.										
	1300 Fell St.										
	900 Haight St.										
	200 Divisadero St.										
	500, 510 Turk St.										
	610, 665, 722, 1085, 1098 Page St.										
	247 Fillmore St.										
	399 Steiner St.										
	139 Pierce St.										
	308 Eddy St.										



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				B-88-MC-06-0016		From Jan. 1, 1988 To Dec. 31, 1988										
Activity Number	Activity Name, Description and Location	Mo/Yr. Funded	Low/Slump (and Mod) Blighted	Ur- Slump (and Mod) Blighted	Expended Reporting Period	Total Expended to Date	Unliquidated Obligations	Unliquidated Balance	Activity Code	Accomplishments/Status						
a	b	c	d	e	f	g	h	i	j	k	l					
2.1	Public Space Improvement (cont.) Friends of the Urban Forest cont. CHINATOWN CT 107 (74% L/M); CT 113 (65% L/M); CT 112 (52% L/M) 777 Stockton St. Hang Ah Alley 1300 Mason St. 100-1100, 1400 Powell St. Spofford Alley 100 Waverly Place 300-500 Broadway 400 Columbus Avenue 600 Grant Avenue 1400-1500 Green St. Jason Alley 800 Pacific Avenue Ross Alley 800-900 Sacramento St. Trenton Alley 500 Union St. HUNTERS POINT CT 231 (78% L/M) 1500 Keith Street 1300-1400 Kirkwood 1400-1500 Lane St. 1100-1300 Lasalle St. 1500 Newcomb St. 1400-1500 Oakdale Ave.	1/88 a								B,D	72 trees planted. Project completed.					
		1/88 a								B,D	104 trees planted. Project completed.					

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Activity Number	Activity Name, Description and Location	Mo/Yr Activity Funded	Low/Sum/Med Eligible	Un-Expended This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance	Activity Codes	Accomplishments/Status		
a	b	c	d	e	f	g	h	i	j	k	l
2.1	Public Space Improvement (cont.) Friends of the Urban Forest cont. HUNTERS POINT (Continued) 1100-1300 Mendell 1500 Palou	1/88 a									
	TENDERLOIN CT 160 (59% L/M); CT 162 (82% L/M) 100, 300, 600 Eddy 100, 400, 700 Ellis 00-100 Fifth St. North Hemlock 500, 600, 1000 Larkin 600 O'Farrell 600, 1300 Polk 900-1100 Powell 1000 Post St. 100 Hyde St.										
	S.F. League of Urban Gardeners [320-50] 2540 Newhall St. 94124 Installation of community gardens in the following sites:	1/88 a				123.8	123.8	0	3.0	A, D	
	S.F. COMMUNITY SCHOOL 125 Excelsior CT 260 (48% L/M)	1/88 a								B, D	Project started 1/88 completed 8/88.
1588A						123.8	123.8	0	3.0		

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**U.S. Department of Housing  
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Community Development  
Block Grant Program**



OMB Approval No. 2506-0077 (exp. 3/31/90)

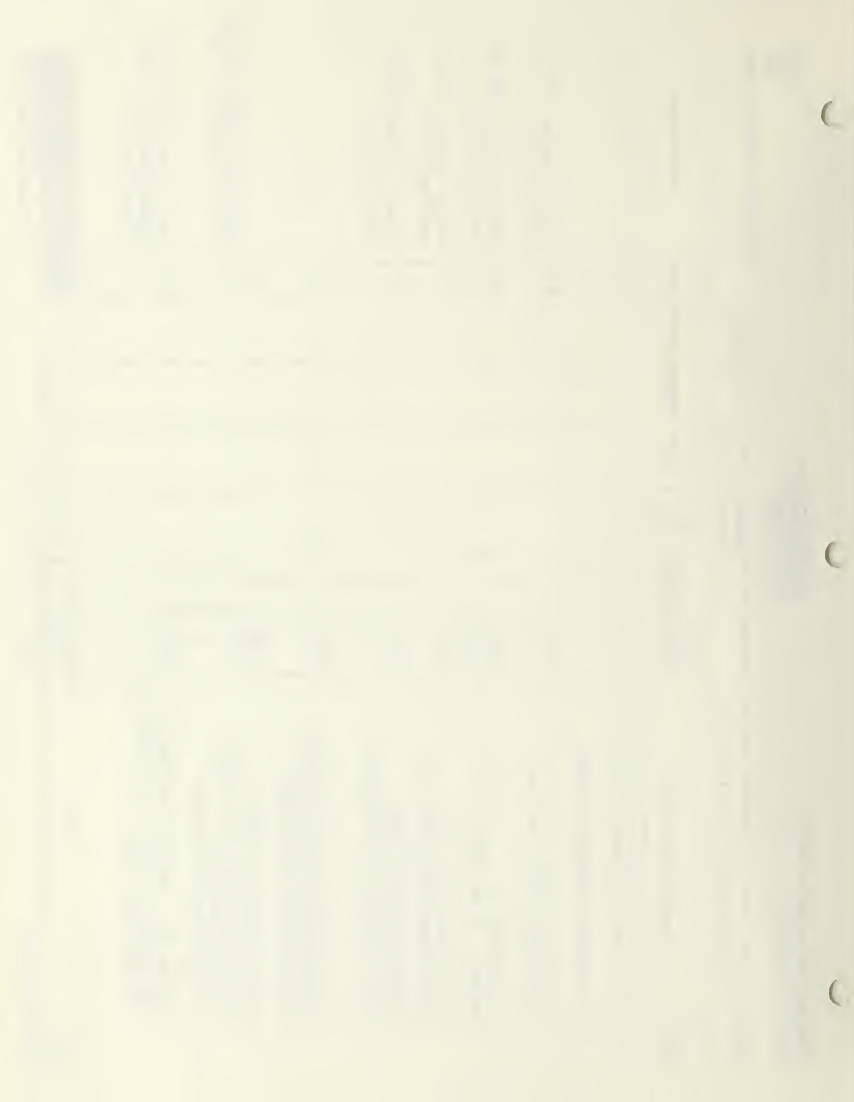
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Activity Number	Activity Name, Description and Location	Mo/Yr Activity Funded	Low/Sum/Mod Blight/Need	Ur.	Expenditures This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance	Activity Codes	Accomplishments/Status	
a	b	c	d	e	f	g	h	i	j	k	l
2.1	Public Space Improvement (cont.)										
	S.F. League of Urban Gard. cont.										
	BRETE HARTE SCHOOL 1035 Gilman CT 234 (73% L/M)	1/88 a								B,D	Project started 1/88 and completed 8/88.
	McLAREN PARK II LaGrande CT 260 (48% L/M)	1/88 a								B,D	Project started 8/88 and completed 12/88.
	HUNTERS POINT BOYS CLUB 729 Kirkwood CT 231 (78% L/M)	1/88 a								B,D	Project started 1/88 and completed 12/88.
	ARGONNE CHILDREN'S CENTER 750 - 16th Ave CT 476 (45% L/M)	1/88 a								B,D	Project started 10/88 and completed 12/88.
	San Francisco Conservation Corps Fort Mason Bldg. III 94123 [320-49] Projects as delineated below.	2/85 a			972.1	972.1	217.0	4.7		A,D	
	HUNTER'S POINT BOY'S CLUB 729 Kirkwood Ave., SF, CA 94124 CT 0231 (78% L/M) Improved recreation area.	1/88 a								B,D	Construction began July 88 and was completed Dec. 88.
	MISSION YMCA - YMCA OF SAN FRANCISCO 4080 Mission St. 94112 CT 218 (46% L/M) Develop green house.	1/88 a								A,D	Construction began Sept. 88 estimated completion date February 89.

1588A

San Bus Request for 3 years.

Page 7 of 119 pages

Form HUD-4440.2 (4-88)  
ref. 24 CFR part 570 and Handbook 6510.2



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a	b	c	d	e	f	g	h	i	j	k
2.1	Public Space Improvement (cont.)  S.F. Conservation Corps cont.									
	RICHMOND DISTRICT YMCA - YMCA OF SF 360 18th Ave. 94121 CT 426 (51% L/M) Develop rooftop recreation area.	1/88 a								A,D Construction began Sept. 88 estimated completion date February 89.
	S. F. LEAGUE OF URBAN GARDENERS 2540 Newhall St. 94124 CT 233 (68% L/M) Install Community Demonstration Garden.	1/88 a								A,D Construction began Nov. 88. Estimated completion date March 89.
	RECREATION CENTER FOR THE HANDICAPPED 207 Skyline Blvd 94132 CT 604 (30% L/M) Improve & landscape recreation yard.	1/88 a								A,D Construction began March 88 Estimated completion date March 89.
	FAMILY SCHOOL BUNGALOWS-VISITACION VALLEY, 55 Sherwin Ave. 94134 CT 264 (50% L/M) Improve playground to meet licensing requirements.	1/88 a								A,D Construction began May 88. Estimated completion date March 89.
	GRAFFITI REMOVAL-SAN FRANCISCO ALIVE Citywide. Remove graffiti on public & private facilities in low income neighborhoods.	1/88 a								B,D Project started March 88. Completion dated Dec. 88.
	RUSSIAN AMERICAN COMMUNITY SERVICES 300 Anza Ave. 94118 CT 157 (66% L/M) Develop back yard; construct deck.	1/88 a								A,D Construction started 11/88 Estimated completion 2/89.



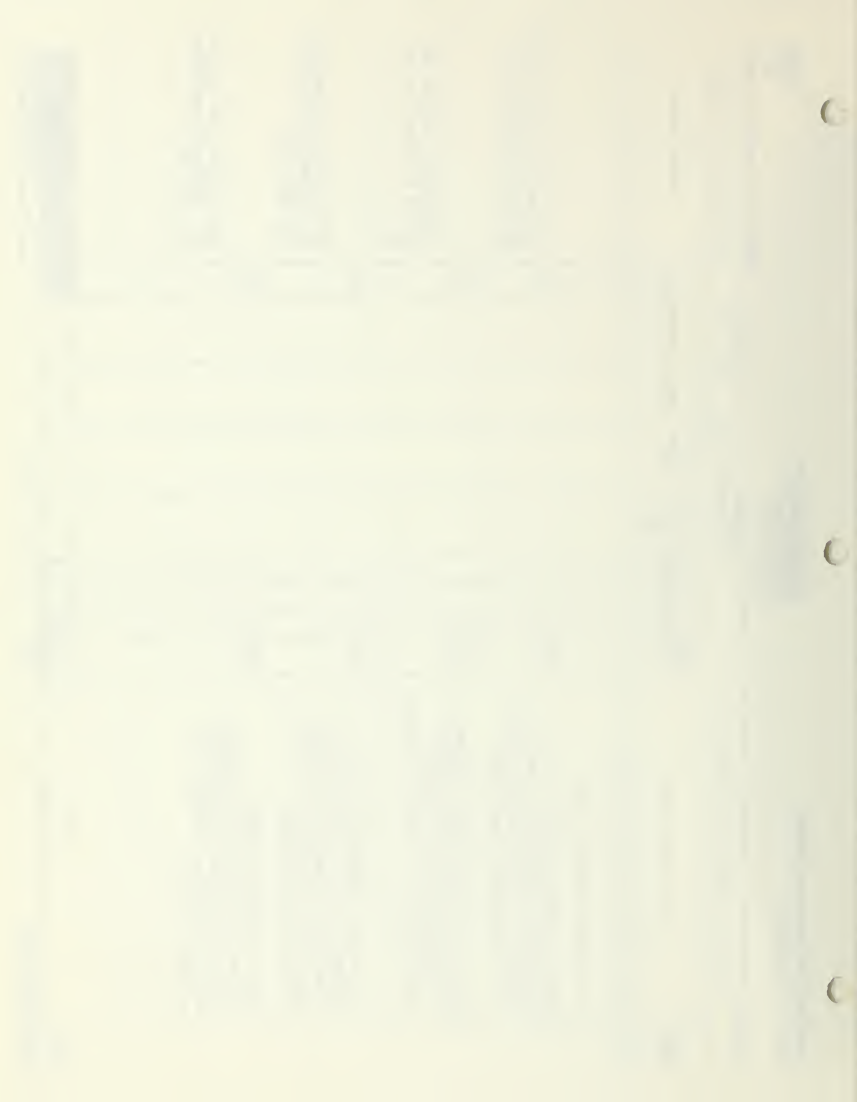
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Activity Number	Activity Name, Description and Location	Mo/Yr. Activity Funded	Low/Sum/High Mod/Eligible/Unfunded	Ur- Sum/Eligible/Unfunded	Expenditures This Reporting Period	Total Expenditures to Date	Unliquidated Obligations	Unliquidated Balance	Activity Codes	Accomplishments/Status	
a	b	c	d	e	f	g	h	i	j	k	
2.1	Public Space Improvement (cont.)										
	S.F. Conservation Corps cont.										
	ARGONNE CHILDREN'S CENTER 750 16th Ave. 94118 CT 476 (45% L/M) Removal of existing shed, installation of new weather-proof shed.	1/88 a								B,D Construction started April 88 and was completed June 88.	
	BESSIE L. SMITH CHILD DEV. PROGRAM 95 Gough St. 94102 CT 168 (77% L/M) Installation of play structure, general upgrading of outdoor facility.	1/88 a								B,D Construction started Aug. 88 and was completed Dec. 88.	
	BUENA VISTA ALTERNATIVE SCHOOL 1670 Noe St. 94131 CT 216 (36% L/M) Playground renovation, including removal and replacement of existing structure and safety mat.	1/88 a								A,D Construction started Sept. 88. Estimated completion date March 89.	
	BURNETT CHILDREN'S CENTER 1520 Oakdale 94124 CT 231 (78% L/M) Improve playground: installation of play structures, volleyball and basketball equipment.	1/88 a								A,D Construction started Sept. 88. Estimated completion date Feb. 89.	



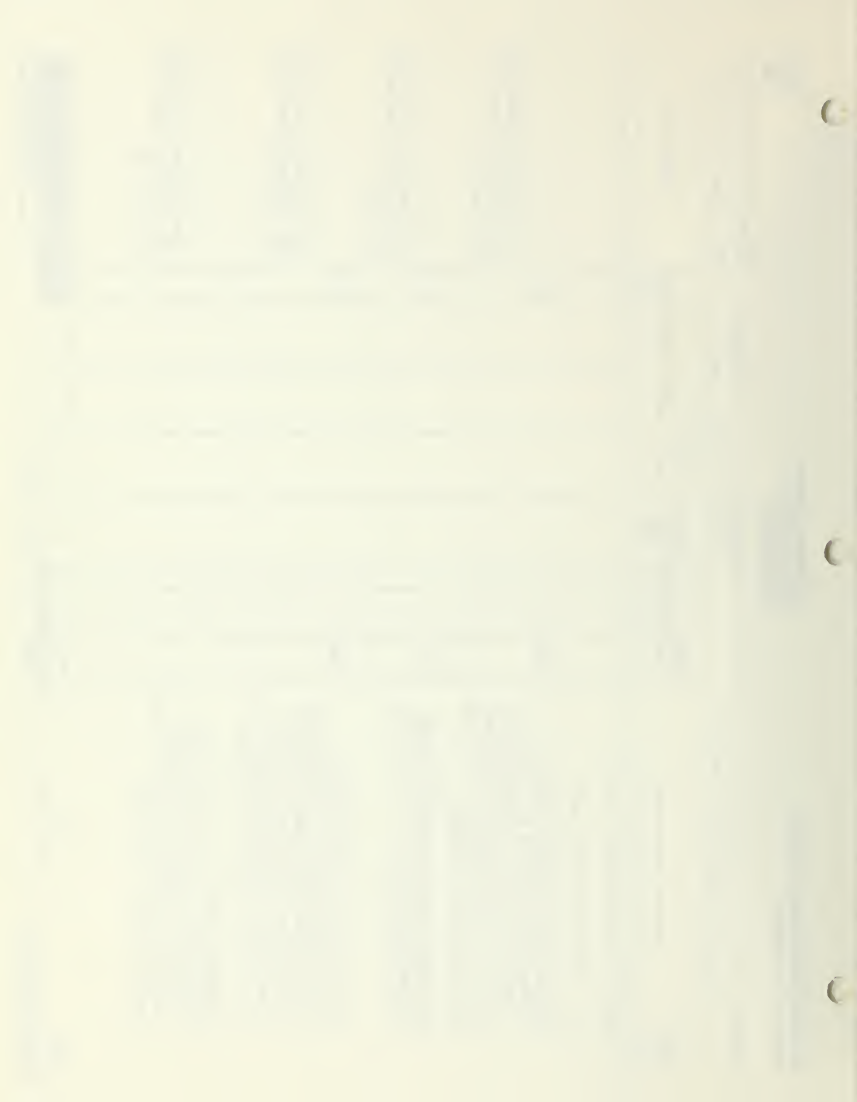
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Community Development  
Block Grant Program



OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee		City and County of San Francisco		Grant Number B-88-MC-06-0016		Period Covered From Jan. 1, 1988 To Dec. 31, 1988		CDBG Amount		Accomplishments/Status	
Activity Number	Activity Name, Description and Location	Mo./Yr. Activity Funded	Low/Sum/Mod Budget	Ur./Sum/Mod Budget	Expended This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance	Activity Codes		
a	b	c	d	e	f	g	h	i	j	k	l
2.1	Public Space Improvement (cont.)										
	S.F. Conservation Corps cont.										
	CHARLES DREW CHILDREN'S CENTER 50 Pomona St. 94124 CT 209 (69% L/M) Improve play area, including installation of play structure, safety mat, game lines, and upgrading of existing play structure and benches.	1/88	a							A, D	Construction started Sept. 88. Estimated completion date Jan. 89.
	COMMODORE STOCKTON CHILDREN'S CENTER 949 Washington 94108 CT 113 (65% L/M) Improve play area.	1/88	a							A, D	Construction started Aug. 88. Estimated completion Jan. 89.
	JOHN McLAREN CHILD DEVELOPMENT 2055 Sunnydale 94134 CT 605 (84% L/M) Play ground improvements including installation of climbing structures, safety mats, landscaping, installation of volleyball and tennis equipment.	1/88	a							A, D	Construction started Sept. 88. Estimated completion date March 89.
	JEFFERSON NURSERY 1350 25th Ave., SF CA 94122 CT 326 Playground renovation, including removal of existing structure and redesign of play area. (49% L/M)										Construction started July 88. Estimated completion date Jan. 89.





# Grantee Performance Report Activity Summary

U.S. Department of Housing  
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Community Development  
Block Grant Program



OMB Approval No. 2506-0077 (exp. 3/31/90)

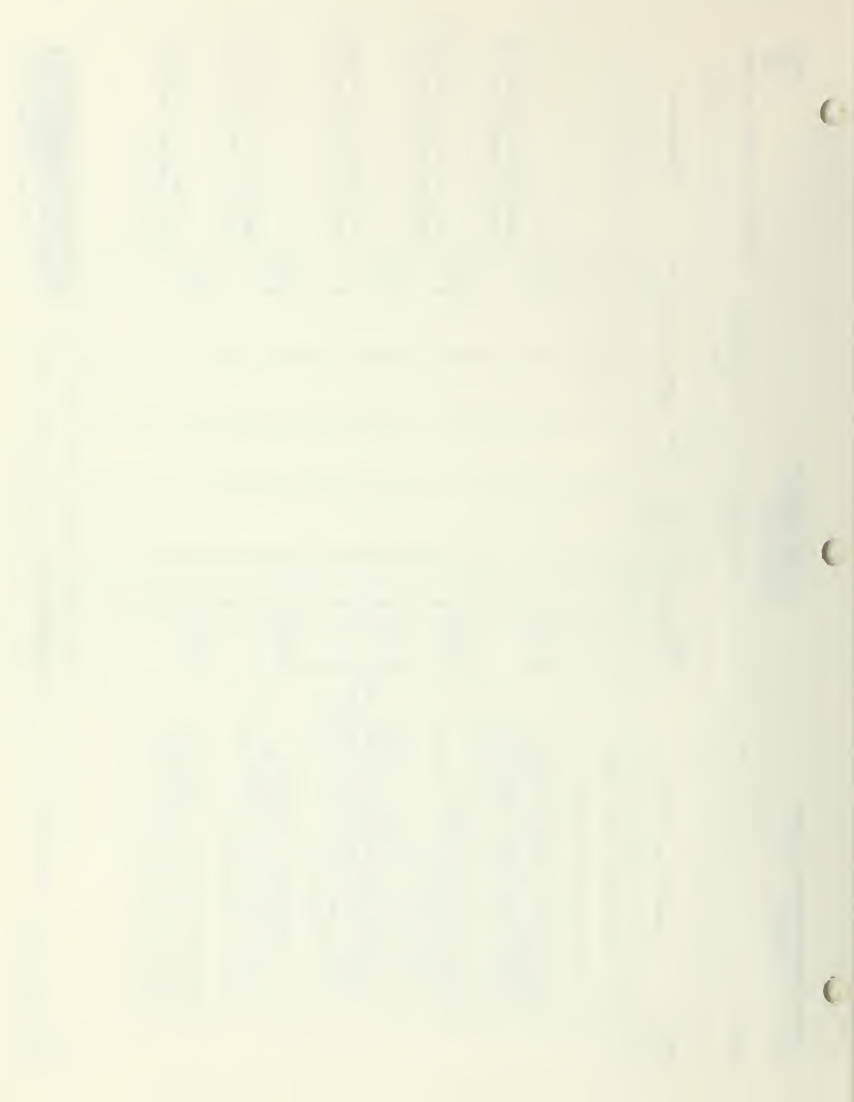
Name of Grantee		City and County of San Francisco		Grant Number B-88-MC-06-0016		Period Covered From Jan. 1, 1988 To Dec. 31, 1988		CDBG Amount		Activity Codes		Accomplishments/Status
Activity Number	Agency Name, Description and Location	Mo/Yr Activity Funded	Low/Mod High Need	Un-Expended Reporting Period	Total Expended to Date	Unobligated Obligations	Unobligated Balance	Activity Codes	Accomplishments/Status			
2.1	Public Space Improvement (cont.)											
	S.F. Conservation Corps cont.											
	JUNIPERO SERRA CHILDREN'S CENTER 155 Appleton 94110 CT 254 (54% L/M) Improve playground, install play structure, seal coat, shed & fence.	1/88 a									A, D	Construction started 7/88 expected completion 1/89.
	MISSION CHILDREN'S CENTER 412 Bartlett 94110 CT 306 (34% L/M) Improve play area.	1/88 a									A, D	Construction started 6/88 expected completion 2/89.
	POTRERO TERRACE CHILDREN'S CENTER 1101 Connecticut 94107 CT 227 (60% L/M) Improve playground, install new play structure, seal yard, install safety mat and storage area.	1/88 a									A, D	Construction started 8/88 expected completion 2/89.
	E.R. TAYLOR CHILDREN'S CENTER 420 Bacon 94134 CT 257 (40% L/M) Improve play ground, install play structure, new sand box.	1/88 a									A, D	Construction started 8/88 expected completion 2/89.
	LAGUNA HONDA HOSPITAL, 375 Laguna Honda Blvd. 94116 CT 305 (24% L/M) Improve walkway in Petting Zoo, improve green house.	1/88 a									A, D	Construction started June 88. Estimated completion date Jan. 89.

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Form HUD-648 2 (4-88)  
ref 24 CFR part 570 and handbook 6510.2



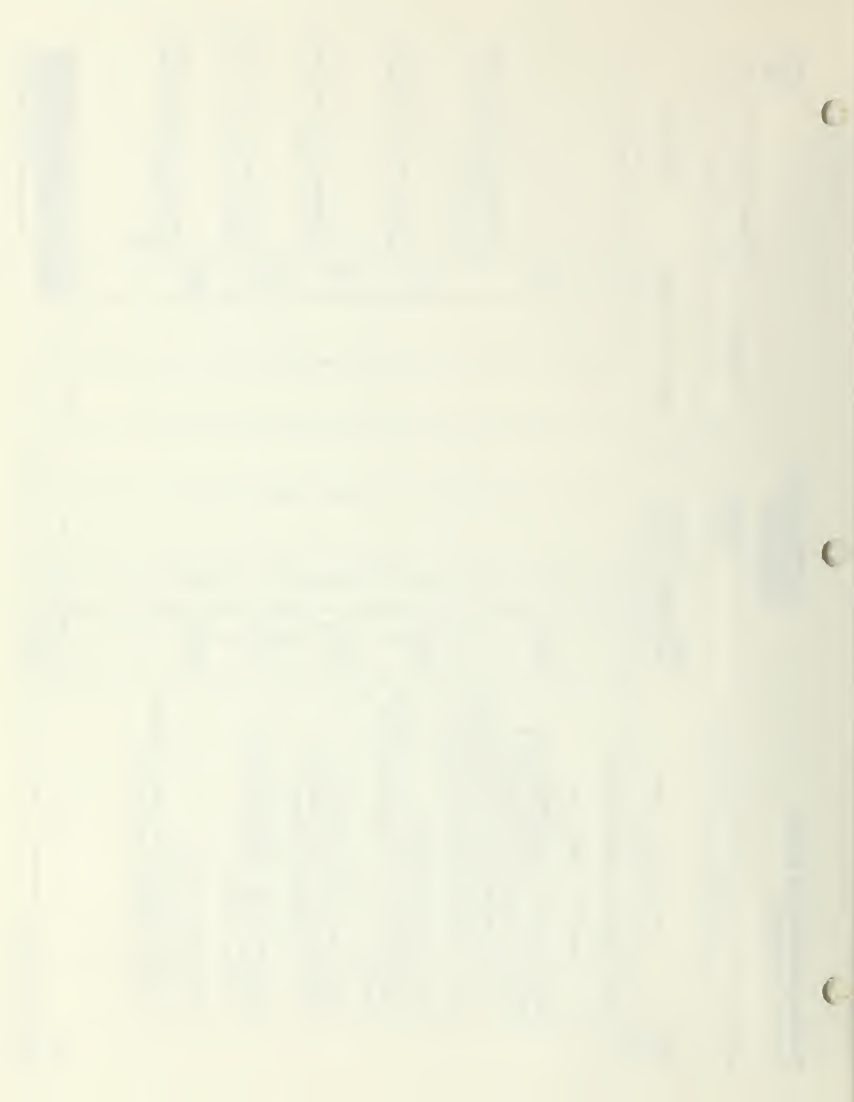
# Grantee Performance Report Activity Summary

U.S. Department of Housing  
and Urban Development  
Community Development  
Block Grant Program



OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee		City and County of San Francisco		Grant Number B-88-MC-06-0016		Period Covered From Jan. 1, 1988 To Dec. 31, 1988			
Activity Number	Activity Name, Description and Location	Mo/Yr. Activity Funded	U- Low/Slum or Mod Blight/Need	Expenditures Reporting Period	Total Expended to Date	COBG Amount		Activity Codes	Accomplishments/Status
						Unliquidated Obligations	Unobligated Balance		
2.1	Public Space Improvement (cont.)								
	S.F. Conservation Corps cont.								
	HUNTER'S POINT "A"/WESTBROOKE APTS. Jerold & Earl Sts./Dormitory Rd. & Kitska St. 94124 CT 231 (78% L/M) Develop pathway and landscape small park at Hunter's Point "A" and replace traffic barrier fence at Westbrooke.	1/88 a						A,D	Construction started April 88. Estimated completion date June 89.
	NORTH PING YUEN HOUSING 838 Pacific St. 94133 CT 107 (74% L/M) Installation of security gates and fencing.	1/88 a						C,D	Project was not dropped due to fire safety factors.
	YERBA BUENA CENTRAL COURTYARD 1255 Eddy 94117 CT 159 (56% L/M) Develop Central Courtyard.	1/88 a						A,D	Estimated start date Jan. 89 to be completed March 89
	DOGPATCH ORGANIC GARDEN, Brewster & Rutledge, CT 251 (49% L/M) Erosion Control.	1/88 a						C,D	Project was dropped due to severity of erosion factors
	McLAREN PARK COMPLEX SF CT 605 (84% L/M) Various resource management measures in areas throughout McLaren Park.	1/88 a						B,D	Construction started March 88 and was completed Nov. 88.



**U.S. Department of Housing  
and Urban Development  
Community Development  
Block Grant Program**



Name of Grantee

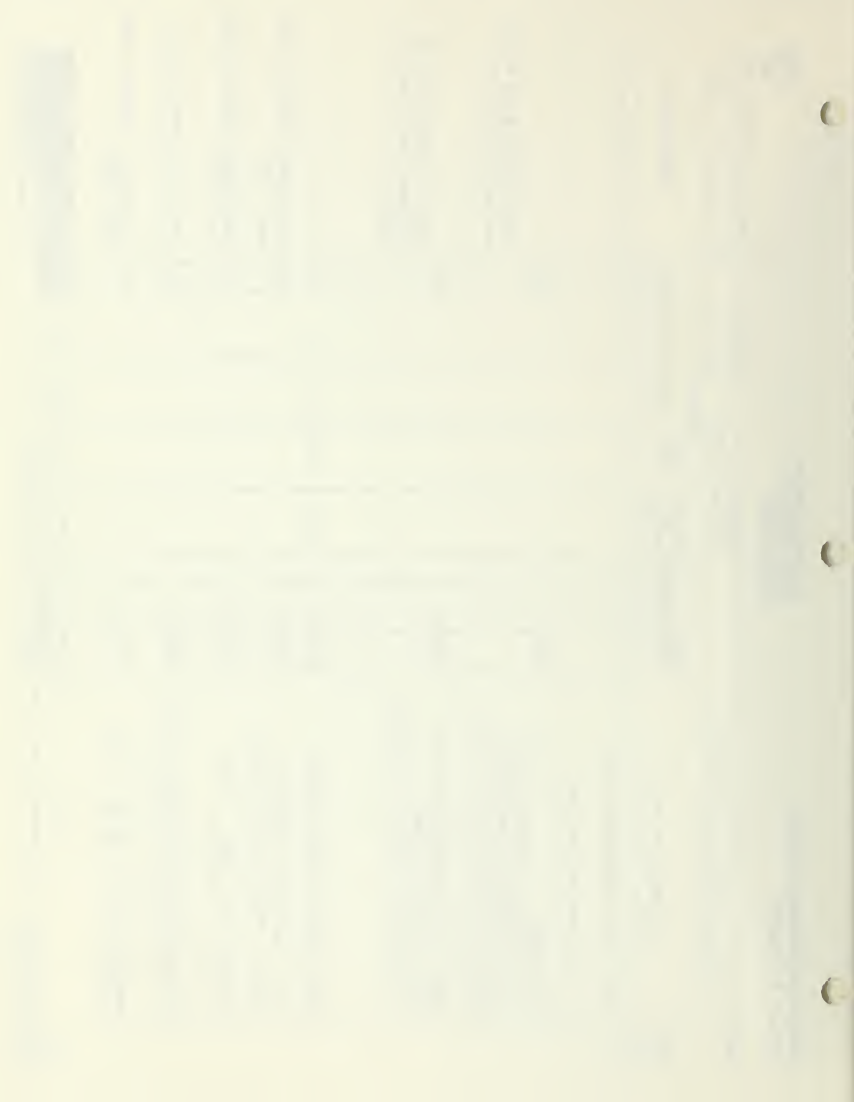
**Grant Number**

B-88-MC-06-0016

Period Covered

From Jan. 1, 1988 To Dec. 31, 1988

Activity Number	Agency Name, Description and Location	Mo/Yr Activity Funded	Low/Sum/om/ Mod Blight/Need	Us- -	Expanded This Reporting Period	Total Expended to Date	CDBG Amount	Unliquidated Obligations	Unobligated Balance	Activity Codes	Accomplishments/Status
a	b	c	d e f	g	h	i	j	k	l	m	n
2.1	Public Space Improvement (cont.)										
	S.F. Conservation Corps cont.	1/88 a								B,D	Project started May 88 and was completed Dec. 88.
	TREE BASINS S. F. Friends of the Urban Forest Prepare basins in conjunction with tree planting in various low-income areas of the City.	1/88 a								A,D	Project started Sept. 88. Estimated completion date March 89.
	WHITNEY YOUNG NEIGHBORHOOD FACILITY 94124 CT 231 (78% L/M) Landscaping & physical improvement.	4/87 a			113.8	113.8	25.7	0		A,D	Anticipated completion date March 1989.
	MURAL RESOURCE CENTER [320-42]	4/87 a								B,D	Anticipated completion date June 1988.
	Nourse Auditorium, Franklin & Hayes St. 94102 CT 168 (77% L/M)	4/87 a								B,D	Project completed June 88.
	Boedkker Park 94102 CT 125 238 Eddy St. (91% L/M)	4/87 a								A,D	Anticipated completion date March 1989.
	Harvey Milk Recreation Center 94117 CT 167 (67% L/M) 50 Scott St.	4/87 a								A,D	Anticipated completion date March 1989.
	Hawthorne School 94110 CT 228 825 Shotwell St. (72% L/M)	4/87 a								A,D	Anticipated completion date March 1989.
					Total	113.8	Total	25.7	Total	0	



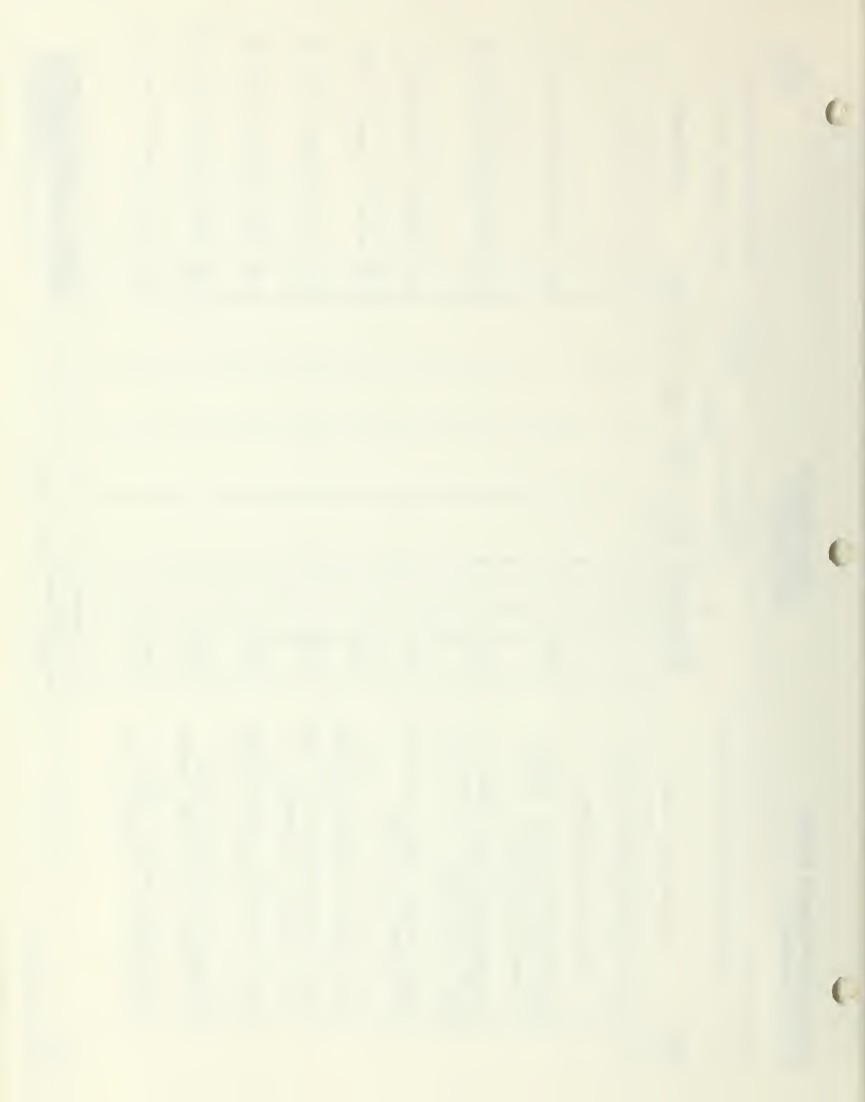
# Grantee Performance Report Activity Summary

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OMB Approval No. 2506-0077 (exp. 3/31/00)

Name of Grantee		Grant Number		Period Covered		CDBG Amount		Period Covered		CDBG Amount		Period Covered		CDBG Amount	
City and County of San Francisco		B-88-MC-06-0016		From Jan. 1, 1988		To Dec. 31, 1988									
Activity Number	Activity Name, Description and Location	Mo/Yr. Activity Funded	Low/Mod High Need	U.S. Grant	Expend. This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance	Activity Codes	Accomplishments/Status					
2.1	Public Space Improvement (cont.)														
	Mural Resource Center cont.														
	Visitation Valley Public Library 94134 CT 264 Leland St. (corner of Desmond) (50% L/M)	4/87	a							B,D	Project completed Nov. 88.				
	John Adams Adult School 94117 CT 165 11860 Hayes St. (corner of Masonic) (70% L/M)	4/87	a							B,D	Project completed June 88.				
	South of Market 94103 CT 176.01 1300 Bryant St. (84% L/M)	4/87	a							A,D	Project to finish 2/89.				
	Family Development Center 94124 CT 229 (69% L/M) 2730 Bryant Street	1/88	a							A,D	Project to complete 1/89.				
	Community Food Resource Ctr. 94124 CT 233 (68% L/M) 2540 Newhall St.	1/88	a							A,D	Project completed Dec. 88.				
	Center for Southeast Asian Refugees 94109 CT 151 (66% L/M) 875 O'Farrell	1/88	a							A,D	Project completed Dec. 88.				
	Visitation Valley Middle School 94134 CT 605 (85% L/M) 450 Raymond	1/88	a							A,D	Project completed Sept. 88.				
	Youth Guidance Center 94127 CT 305 (24% L/M) 375 Woodside Ave.	1/88	a							A,D	Project completed dec. 88.				
					Total	Total	Total	Total	Total						





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Activity Number	Activity Name, Description and Location	Mo/Yr. Activity Funded	Low/Blunt/igent Mod Blight/Need	Ur-	Expended This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance								
a	b	c	d	e	f	g	h	i	j	k	l	m	n	o		
2.1	Public Space Improvement (cont.)															
	Mural Resource Center cont.															
	Bryant School 94110 CT 229 (69% L/M) 1050 York St.	1/88 a				33.4	33.4	0	50.0	A,D				Anticipated completion March 1989.		
	Technical & Professional Services	4/87 a								A,D				Anticipated completion June 1988.		
	Other Public Space Projects															
	S.F. Unified School District [320-52] School yard improvements at George Peabody School CT 402 (54% L/M)	1/88 a				33.4	33.4	0	50.0	A,D				Project completed in 1988.		
	Police and Fire Alarm Underground Lines, Upper Ashbury RAP area [321-32] CT 171 (52% L/M)	7/80 a				0	0	0	0	B,D				Residual reprogrammed.		
	Bayview Hunters Point Boy's Club 729 Kirkwood, CT 606 (6% L/M) [324-35] Yard renovation.	11/84 a				.5	.5	1.1	0	B,D				Project completed in 1988.		
	YWCA Mission Yard, 1855 Folsom St. CT 177 (69% L/M) [325-44]	9/85 a				0	0	0	0	B,D				Residual reprogrammed.		
	Wayne & Wentworth Alleys [326-06] CT 107 (74% L/M); CT 114 (84% L/M)	3/84 a				(36.8)	(36.8)	0	130.8	B,D				Residual reprogrammed.		
				Total		(2.9)	(2.9)	1.1	180.8							

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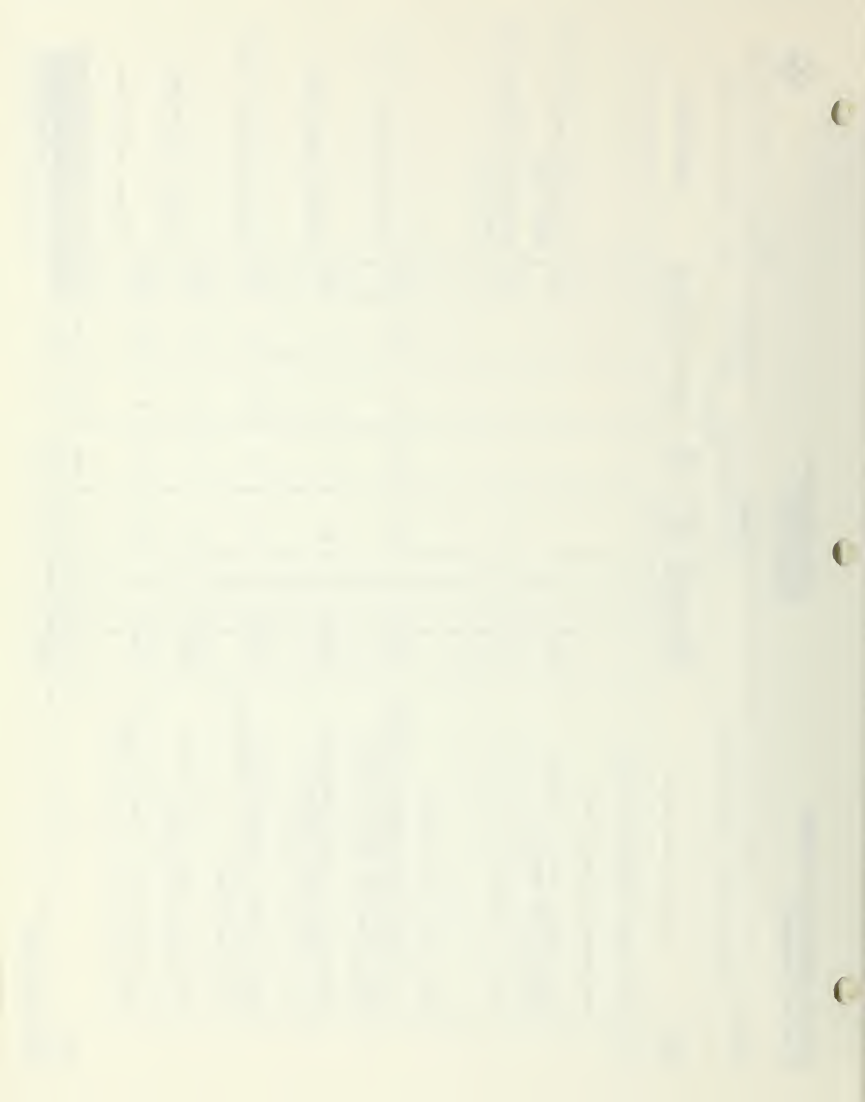
Form HUD-6949.2 (4-88)  
rev. 2-CFR part 570 and Handbook 6510.2

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Form HUD-449.3 (4-89)  
ref. 24 CFR part 5.70 and Handbook 4510.2



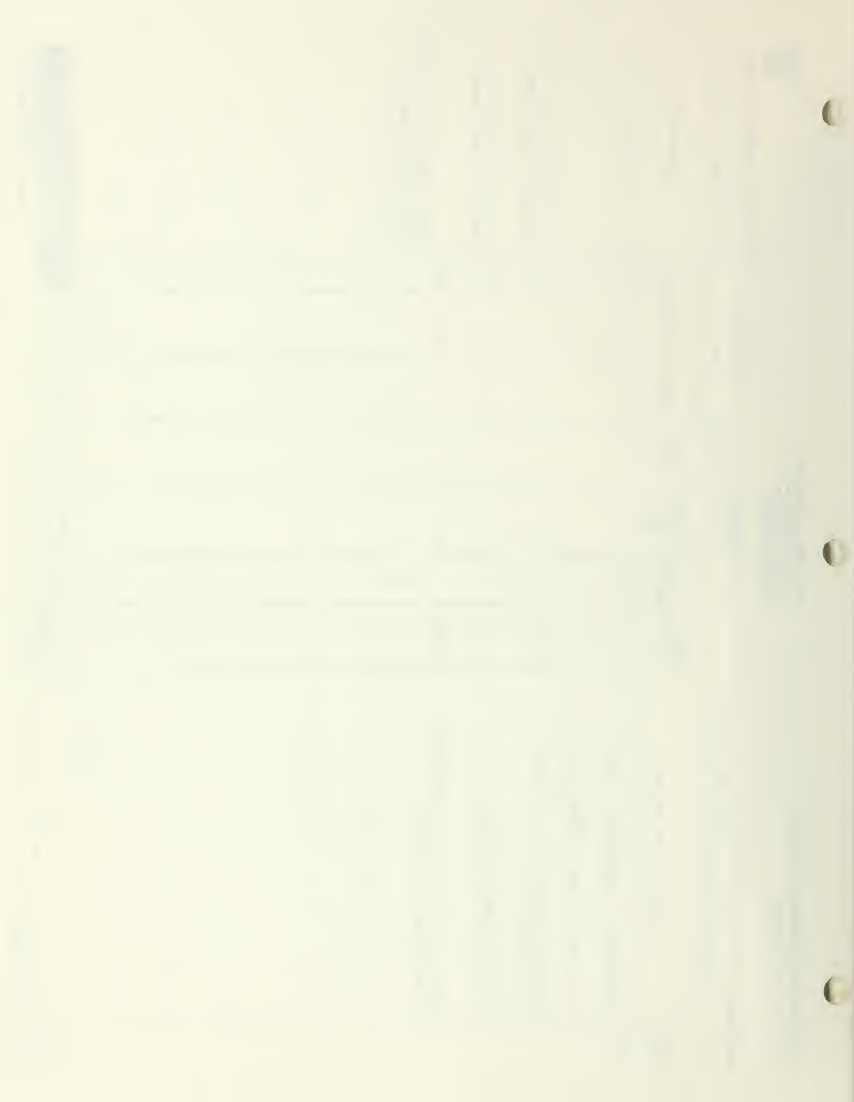
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Name of Grantee		City and County of San Francisco		Grant Number		Period Covered		OMB Amount				Activity		Accomplishments/Status
Activity Number	Activity Name, Description and Location	Mo/Yr. Awarded	Low/Sum/Mod/High Awarded	Un-Expended	Period	Total Expended in Units	Unliquidated Obligations	Unobligated Balance	Activity Codes					
a	b	c	d	e	f	g	h	i	j	k				
2.1	Public Space Improvement (cont.)													
	Other Public Space Projects cont.													
	Donaldina Cameron House [326-47] CT 113 (65% L/M)	4/85 a				0	0	0	7.7	B,D		Residual reprogrammed.		
	Beckett Alleyway [326-52]					0	0	0	60	B,D		Residual reprogrammed.		
	Other Public Space Improvements to be determined. [320-30]	1/88 a				0	0	0	32.6	A,D		Public space pool funds to be carried forward for new public space projects.		
SUBTOTAL														
						0	0	0	100.3					
						Total	Total	Total	Total					
						1301.8	1301.8	243.8	288.9					



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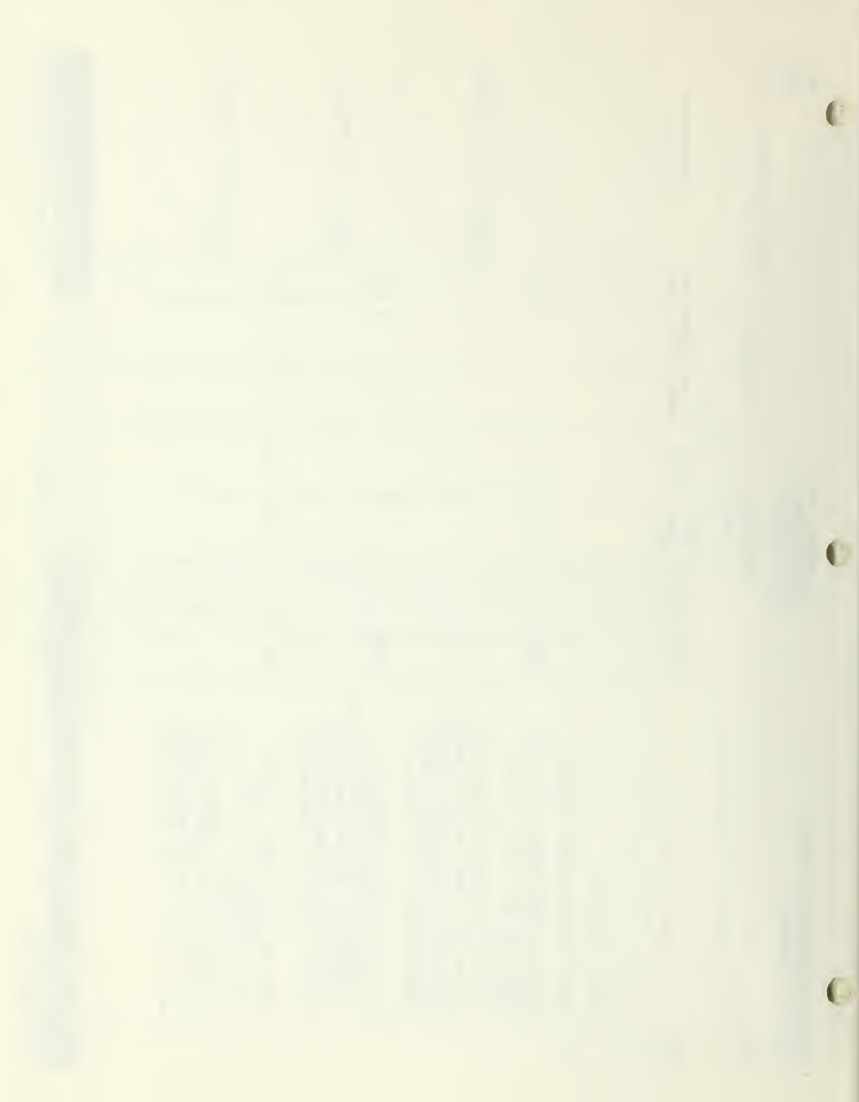
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City and County of San Francisco												
Activity Number	Activity Name, Description and Location	Mo/Yr. Activity Funded	Low/Mod Blight/Need	U-	Grant Number			Period Covered			Accomplishments/Status	
					Expend. This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance	Activity Codes			
a	b	c	d	e	f	g	h	i	j	k	l	
2	<u>PUBLIC FACILITIES</u>											
2.2	FAMILY DAY CARE REHAB. PROGRAM											
	MADOSHI, DIANA CARPENTER DAY CARE, 280 Miramar Ave. 94122 CT 0312 [305-51] Upgrade FDC home for compliance with building codes and fire safety. Upgrade rear stairs & add rear yard playstructure to increase licensed capacity from 6 to 12 children.	3/86 c				12.4	12.4	0	0	B,D	Construction completed 5/88.	
	THE KING FAMILY DAY CARE HOME 177 Lobos St., 94112 CT 0314 [305-53] Upgraded FDC home for compliance with building code and fire safety. Install a rear yard playstructure.	11/86c				0	0	0	.1	B,D	Construction completed 3/87.	
	PAULA DEE SMITH FAMILY DAY CARE 215 St., Charles Ave. 94132 CT 313 [305-55] Upgrade home for compliance with building and fire safety in order to increase licensed capacity from 6-12. Add rear yard playstructure.	9/87 c				5.4	5.4	0	0	B,D	Construction completed 4/88.	
							Total	Total	Total	Total	Total	
							17.8	17.8	0	0.1		



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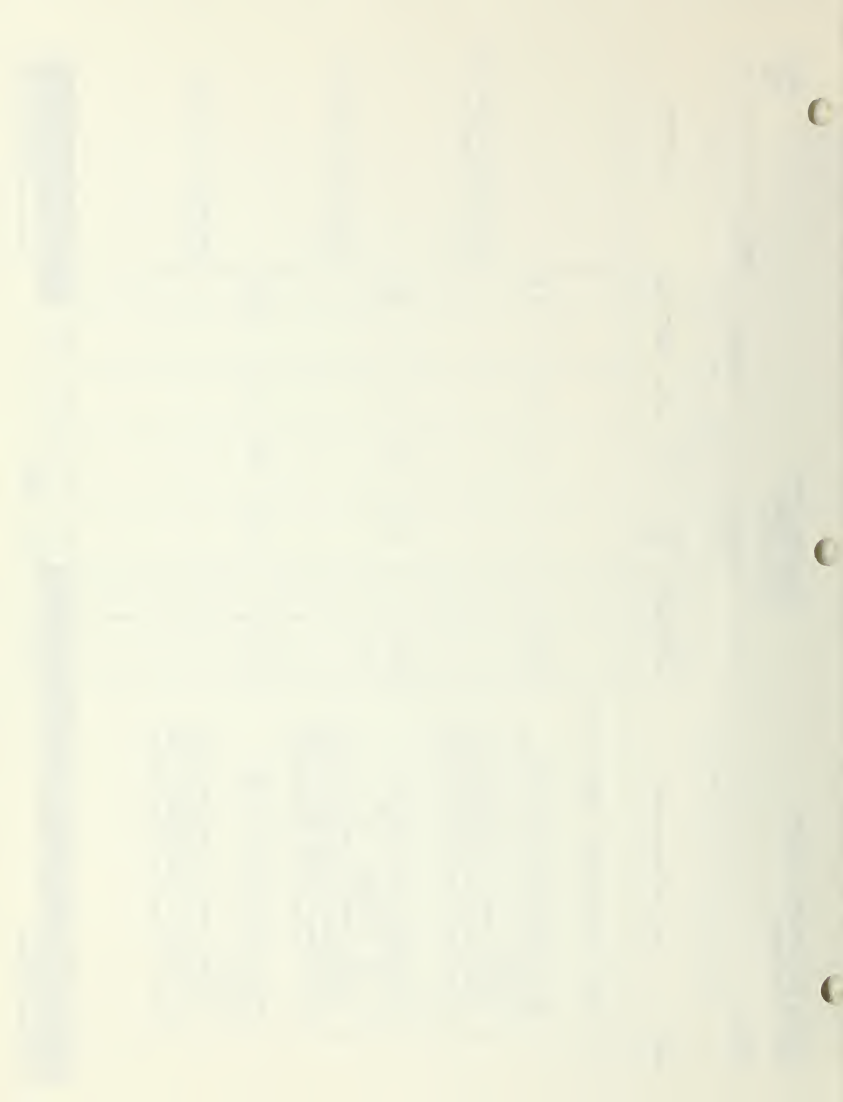
OMB Approval No. 2506-0077 (exp. 3/31/90)

City and County of San Francisco												Grant Number	Period Covered		Accomplishments/Status	
												B-88-MC-06-0016	From	1/1/88	To	12/31/88
Activity Number	Activity Name, Description and Location	Mo/Yr. Activity Funded	Low/Mod Disgrt Need	Ur-	Expend This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance	Activity Codes	CDBG Amount						
										c	d		e	f	g	h
2.2	FAMILY DAY CARE REHAB. PROGRAM (cont.)															
	AILEEN SANCHEZ FAMILY DAY CARE 201 Santa Rosa Ave. 94112 CT 255 [305-58] Upgrade home for compliance with building and fire safety in order to increase licensed capacity from 6-12.	12/87	c		0	0	25.0	0	A,D	Construction started 12/88 and is 10% complete.						
	LEE HENDERSON FAMILY DAY CARE 1619 Wallace Ave., 94124 CT 232 [305-56] Upgrade home for compliance with building and fire safety in order to increase licensed capacity from 6-12. Add rear yard playstructure.	12/87	c		19.0	19.0	0	0	B,D	Construction completed 6/88.						
	MARGIE STOKES FAMILY DAY CARE 50 Grafton Ave. 94112 CT 312 [305-57] Upgrade home for compliance with building and fire safety in order to increase licensed capacity from 6-12. Add rear yard playstructure.	12/87	c		19.0	19.0	0	.5	B,D	Construction completed in 4/88.						
		Total		38.0		38.0		25.0		0.5						

Form HUD-4869.2 (4-88)  
CDBG over \$20,000  
Book 6510

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# Grantee Performance Report Activity Summary

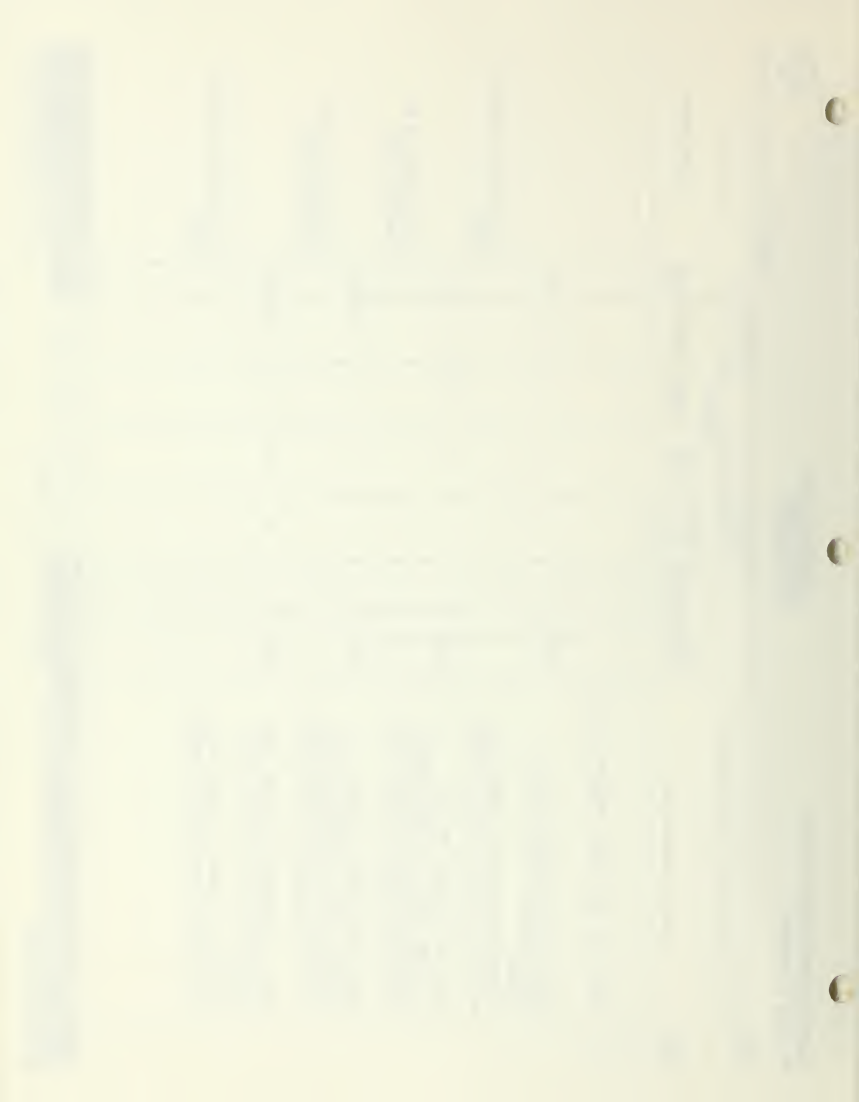
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Name of Grantee		City and County of San Francisco				Grant Number		Period Covered		From		To	
Activity Number	Activity Name, Description and Location	Mo/Yr Activity Funded	Low/Mod Income	Urgency	CDBG Amount							Activity Codes	Accomplishment/Status
					Expenditures This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance					
a	b	c	d	e	f	g	h	i	j	k			
2.2	FAMILY DAY CARE REHAB. PROGRAM (cont.)												
	DAISY FORD FAMILY DAY CARE 1563 Underwood 94124 CT 0231 [305-59] Upgrade FDC home for compliance with building codes and fire safety.	12/87	c			0	0	0	25.0	B,D		Construction completed 7/88.	
	CLARE RATTO FAMILY DAY CARE 51 Tulane 94112 CT 0262 [305-60] Upgrade FDC home for compliance with building codes and fire safety.	12/87	c			0	0	20.0	0	A,D		Construction to be completed 3/89.	
	ETHEL DAVIS FAMILY DAY CARE 670 Head 94132 CT 0262 [305-61] Upgrade FDC home for compliance with building codes and fire safety.	12/87	c			0	0	0	15.0	B,D		Construction to be completed 7/89.	
	LOUSIE CRITTENDON FAMILY DAY CARE 168 Shakespeare Ave. 94112 CT 262 [305-52] Upgrade FDC home for compliance with building codes and fire safety.	12/87	c			0	0	0	1.8	A,D		Construction completed 7/88.	
		Total				0	0	20.0	41.8				



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U.S. Department of Housing  
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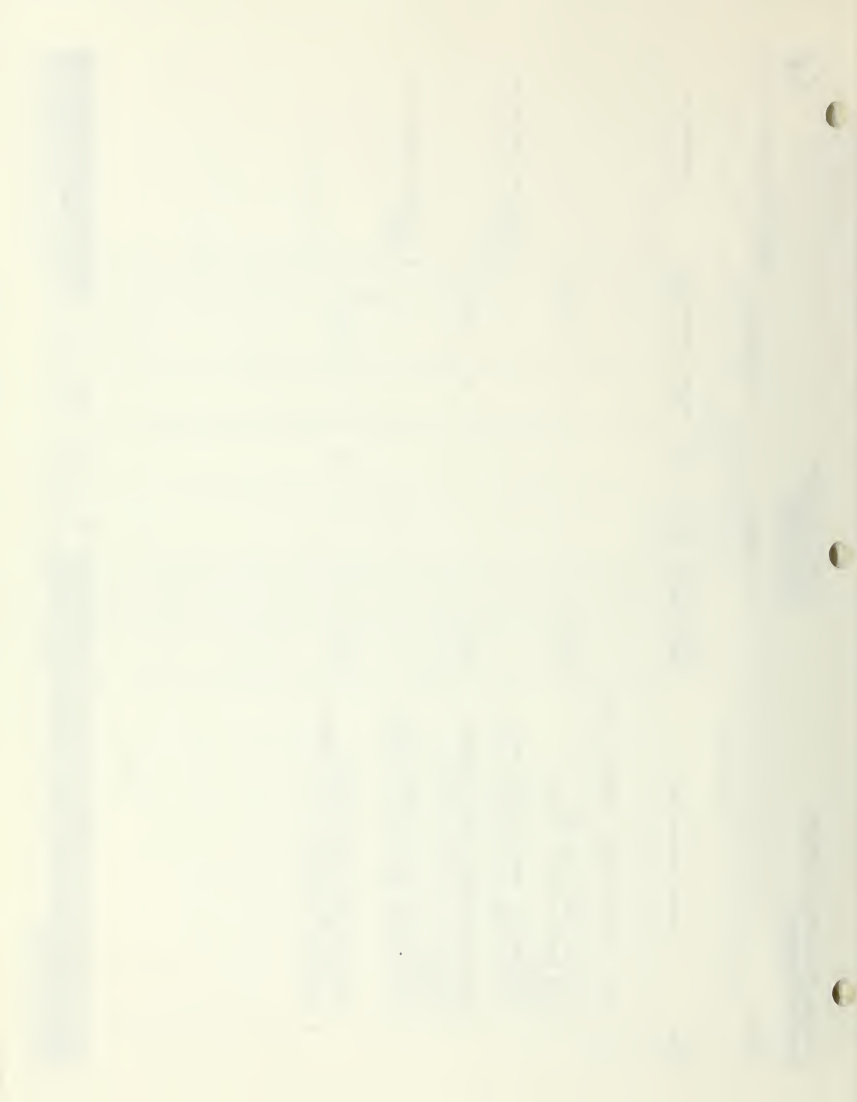
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City and County of San Francisco		Grant Number B-88-MC-06-0016		Period Covered From 1/1/88 To 12/31/88		CDBG Amount		Activity Codes		Accomplishments/Status
Activity Number	Activity Name, Description and Location	Mo/Yr Activity Funded	Mo/Yr Low/Sum/Mod High/Need	U-	Expanded Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance	Activity Codes	
a	b	c	d	e	f	g	h	i	j	k
2.2	FAMILY DAY CARE REHAB. PROGRAM (cont.)									
	EVA BYRD FAMILY DAY CARE 1305 Bowdoin 94134 CT 0230 [305-62] Upgrade FDC home for compliance with building codes and fire safety.	12/87	c			0	0	0	25.0	A, D
	VENUSTINA CISNEROS FAMILY DAY CARE 2775 21st St. 94110 CT 0228 [305-63] Upgrade FDC home for compliance with building codes and fire safety.	12/87	c			0	0	0	25.0	A, D
	FAMILY DAY CARE POOL, [305-30] To be used for additional program operations in 1989.	1/85	c			0	0	0	167.5	
	SUBTOTAL					0	0	0	217.5	
						Total 55.8	Total 55.8	Total 45.0	Total 259.9	

Estimated completion  
6/89.

Estimated completion  
6/89.



# Grantee Performance Report Activity Summary

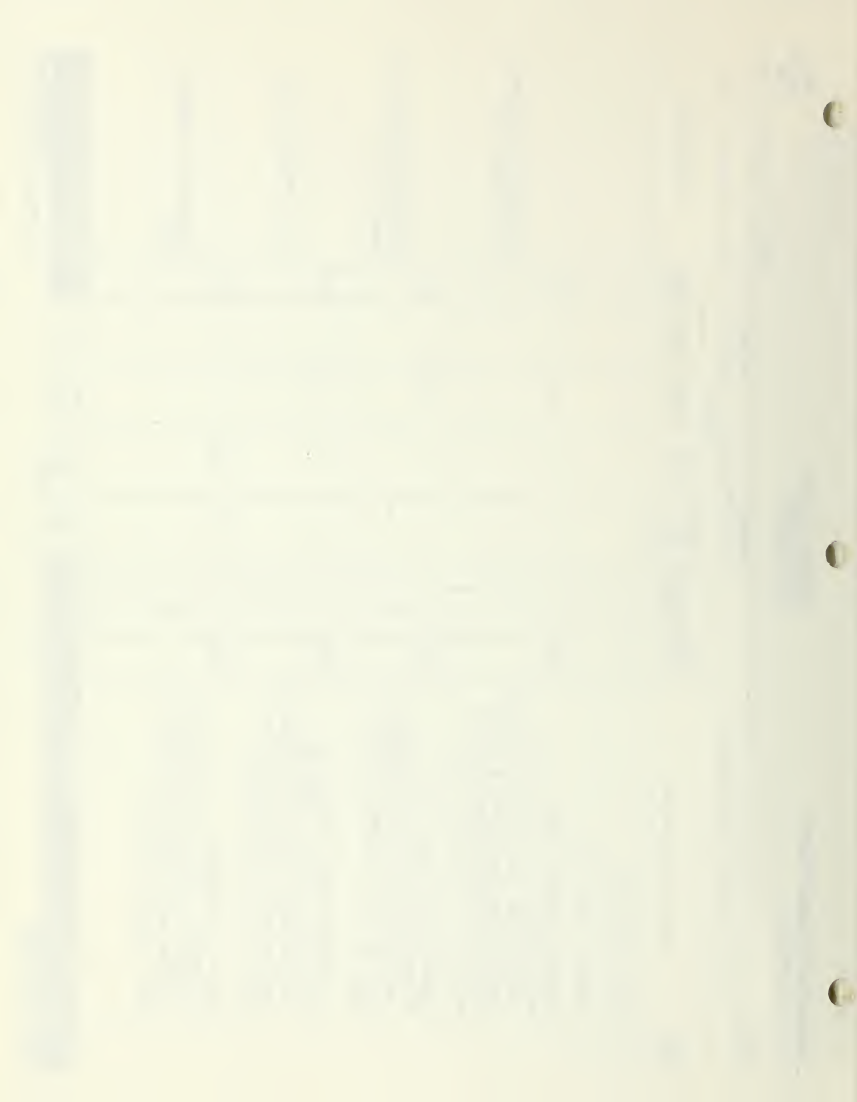
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Activity Number	Activity Name, Description and Location	Mo/Yr. Activity Funded	Low/Sum/ Mod Bright/ Need	Ur- Sum/ Mod Bright/ Need	Expanded This Reporting Period	Total Expended to Date	COBG Amount				Activity Codes	Accomplishments/Status				
							Unliquidated Obligations	Unliquidated Balance								
a	b	c	d	e	f	g	h	i	j	k	l					
2	<u>PUBLIC FACILITIES</u>															
2.3	<u>COMMUNITY FACILITIES</u>															
	COMMADORE STOCKTON (SFUSD) 949 Washington St. CT 113 [311-74] Rehabilitate childcare facilities by repairing the playstructure & upgrad- ing classroom and bathroom areas and partitioning a sick child area.	1/88 c			0	0	0	16.9	0	A,D		Construction estimated to be completed 1/89.				
	JUNIPERO SERRA (SFUSD) 94110 155 Appleton Ave. CT 254 [311-75] Rehabilitate childcare facilities by repairing roof, bathrooms and class- room area.	1/88 c			0	0	0	44.0	0	A,D		Construction delayed, to complete 3/89.				
	E.R. TAYLOR SCHOOL (SFUSD) 94134 420 Bacon St. CT 257 [311-76] Rehabilitate childcare facilities by repairing roof, installing ceilings, lighting and plumbing fixtures.	1/88 c			0	0	0	41.8	0	A,D		To be completed 4/89.				
	BUEN DIA CORPORATION 589 Guerrero 94110 CT 207 [311-72] Rehabilitate childcare facilities by expanding and upgrading the kitchen, basic structure, and roof.	1/88 c			30.0	30.0	0	0	0	B,D		Construction completed 9/88.				
						Total	Total	Total	Total	Total	Total	Total				
						30.0	30.0	0	102.7	0						



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Name of Grantee		City and County of San Francisco				Grant Number		B-88-MC-06-0016		Period Covered		From Jan. 1, 1988 To Dec. 31, 1988	
Activity Number	Activity Name, Description and Location	Mo/Yr Activity Funded	Low/Sum/Mod Blight	Urgent Need	Expended This Reporting Period	Total Expended to Date	CDBG Amount		Unliquidated Obligations	Unobligated Balance	Activity Codes	Accomplishment/Status	
a	b	c	d	e	f	g	h	i	j	k	l		
2.3	COMMUNITY FACILITIES (cont.)												
	WHITNEY YOUNG CHILDRN DEVELOPMENT CENTER 100 Whitney Young Circle, 94124 CT 231 [311-63] [318-37] Rehabilitate childcare facilities by installing new flooring & base molding to 5 classrooms.	1/88	c		8.4	8.4	8.4	0	0	A,D		To be completed 2/89.	
	INTERNATIONAL INSTITUTE OF SF 2209 Van Ness St. 94109 CT 131 [303-11] Seismic bracing, electrical and plumbing upgrading, fire sprinklers. Completion by March 1988. Renovation & upgrading of electrical & plumbing systems.	5/86	c		47.0	47.0	47.0	12.5	0	A,D		Completed in April 88. Construction began 10/88 & is 85% completed.	
	NEW COLLEGE OF CALIF. SCHOOL OF LAW 50 Fell St., 94102 CT 0124 [303-12] Renovation of roof and facade. Completion by March 1988.	10/87	c		11.5	11.5	11.5	0	0	B,D		Completed in April 88.	
	ASIAN AMERICAN RECOVERY, 2024 Hayes St., 94117 CT 165 [303-18] Kitchen and food storage renovation, smoke detectors, electrical upgrading, heating system improvements and toilet rehabilitation.	4/87	c		80.1	80.1	80.1	10.1	0	A,D		Substantial completion by 11/88. Delays due to admin. problems between architect & contractor. Expect com- pletion by 4/89.	
		Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	
		147.0	147.0	147.0	147.0	22.6	0	0	0	0	0	0	

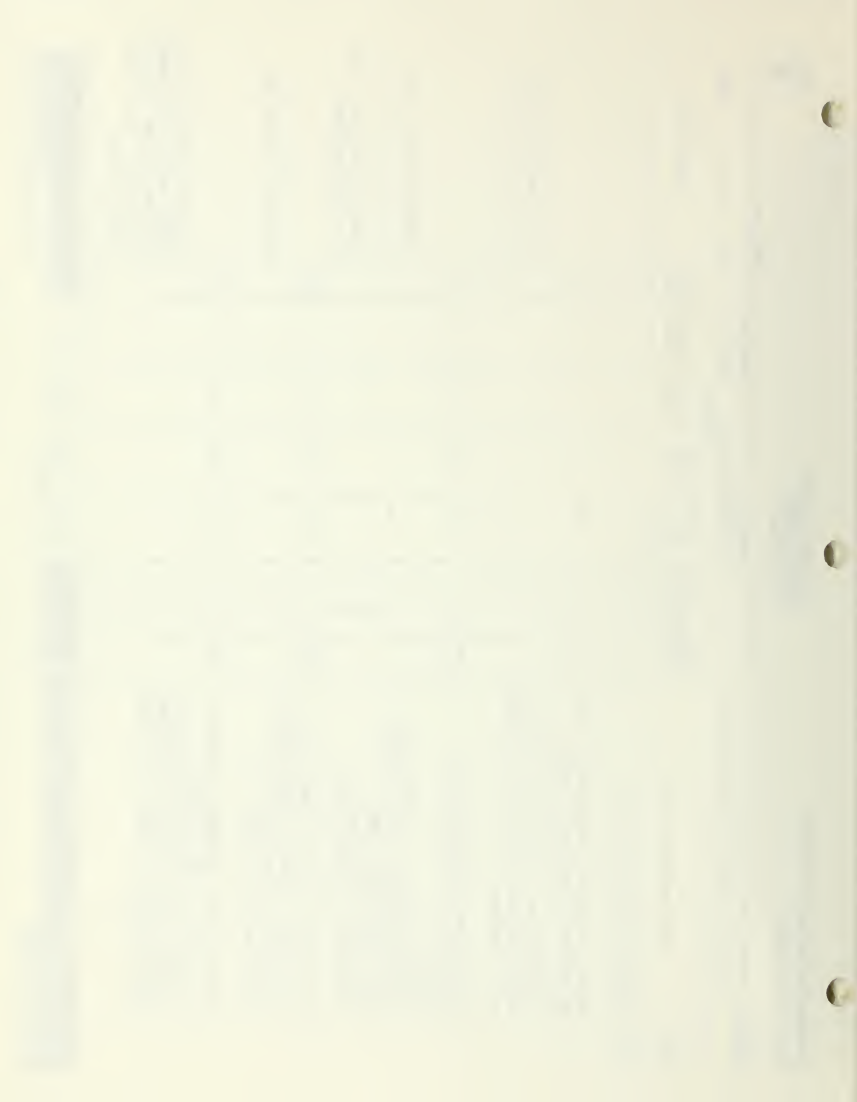
San Francisco

Form HUD-9449.2 (4-88)

and CFR part 570 and Handbook 6510.2

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# Grantee Performance Report Activity Summary

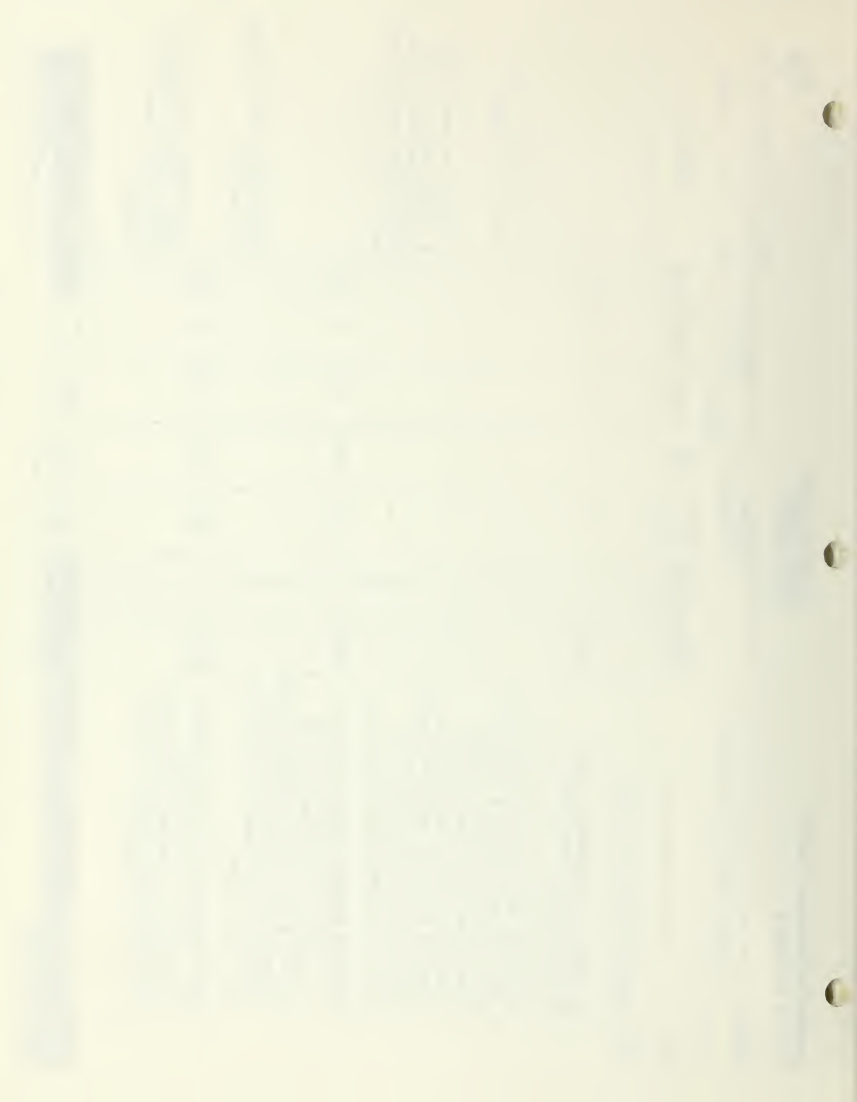
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U.S. Department of Housing  
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OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee		City and County of San Francisco		Grant Number B-88-MC-06-0016		Period Covered From Jan. 1, 1988 To Dec. 31, 1988		CDBG Amount		Accomplishments/Status	
Activity Number	Activity Name, Description and Location	No Yr. Awarded	Low/Mod Income Funded	Ur- Low/Mod Income Funded	Expend Reporting Period	Total Expended to Date	Unliquidated Obligations	Unliquidated Balance	Activity Codes		
a	b	c	d	e	f	g	h	i	j	k	l
2.3	COMMUNITY FACILITIES (cont.)										
	ST. BONIFACE NEIGHBORHOOD CENTER 133 Golden Gate Avenue 94102 CT 0125 [303-151] Fire sprinklers, exit stairs, and partitions for childcare center. Elevator installation & childcare space renovation (toilets, lights, & partition) Completion by 4/87. Construct kitchen, security gates & fencing and expand childcare space. New security gates, kitchen and expansion of childcare area. kitchen, and expansion of child care	10/86	c		9.7	9.7	95	2.2	A,D		
	CHINATOWN RESOURCE CENTER, 665 Geary St., 94102 CT 123 [303-191][318-38] Renovation of classroom areas by installing electrical fixtures, heating system, toilets, and fire sprinklers. Additional improvements to heating & ventilation system.	11/87	c		24.4	24.4	62.1	5	A,D		Completed in August 88.  Construction began 12/88 & is 40% complete. Delay due to structural problem. Construction started 11/88 and is 40% completed.
	LIBERATION HOUSE, INC., 1726 Steiner St., 94115 CT 155 [303-20] Renovation of sleeping, dining area new toilet & shower, kitchen, elect- rical & heating upgrading.	4/87	c		98.7	98.7	10.6	0	B,D		Construction started 12/88. 90% completed.  Final payment processed in 10/88. Delay in close-out due to labor standards problem.
		Total	Total	Total	Total	Total	Total	Total	Total	Total	
		132.8	132.8	132.8	167.7	7.2					



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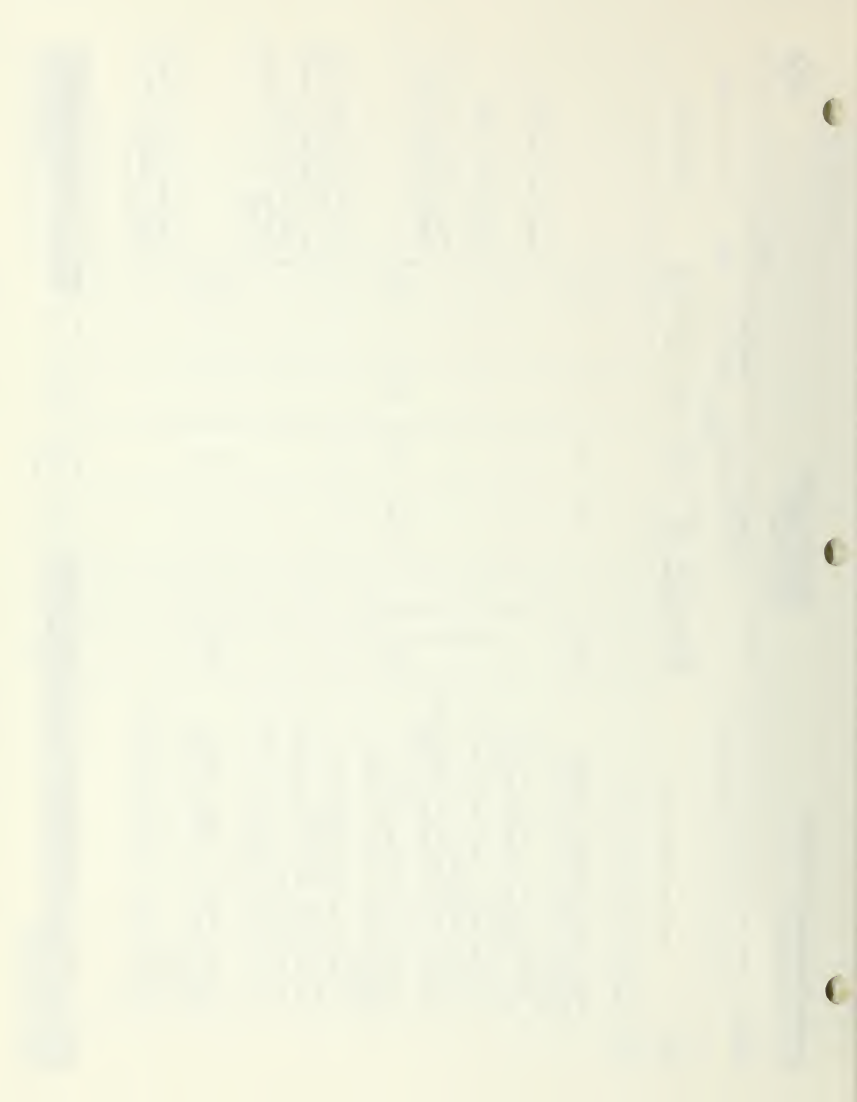
City and County of San Francisco															Grant Number	Period Covered		CDBG Amount		Accomplishments/Status	
Activity Number	Activity Name, Description and Location	Mo/Yr. Activity Funded	Ur- Low/Sum/Int Mod Blight/Need	Expend. This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance	Activity Codes													
a	b	c	d	e	f	g	h	i	j	k	l										
2.3	COMMUNITY FACILITIES (cont.)																				
	PARK PRESIDIO COMMUNITY CENTER 4301 Geary Blvd. 94118 CT 0452 [303-22]	5/85	c			21.8	21.8	21.4	.1	A, D			Completed June 1987.								
	Basement toilets, ramp, acoustic tiles, lighting, exterior walls & entrance doors. toilet repair, door replacement, & exterior renovation. Install new flooring and repair new exterior wall in bathroom by 6/88.												Completed May 1988. Project delayed by plan completion, due 3/89.								
	INGLESIDE PRESBYTERIAN CHURCH 1345 Ocean Ave., 94112 CT 0168 [303-24]	9/87	c			60.2	60.2	72.9	0	A, D			Construction began 9/87 & is 90% complete. Delay due to contractor errors. Completion by 2/89. Bidding delays, expected in 3/89.								
	Elevator and handicapped ramp. Completion by July 1987. Handicapped toilet and electrical system upgrading. Insulate roof, rehab gym, & up-grade electrical doors.																				
	MISSION COMMUNITY COLLEGE CENTER 106 Bartlett St., 94110 CT 0209 [303-26]	11/85	c			0	0	0	0	B, D			Completed 3/87. Delayed due to elevator code compliance problems.								
	Renovation of elevator to provide handicap access, completion by June 1986.																				
		Total		Total		Total		Total		Total											
		82.0		82.0		94.3		0.1													

Form HUD-6949.2 (4-88)

rel 24 CFR part 570 and handbook 6510.2

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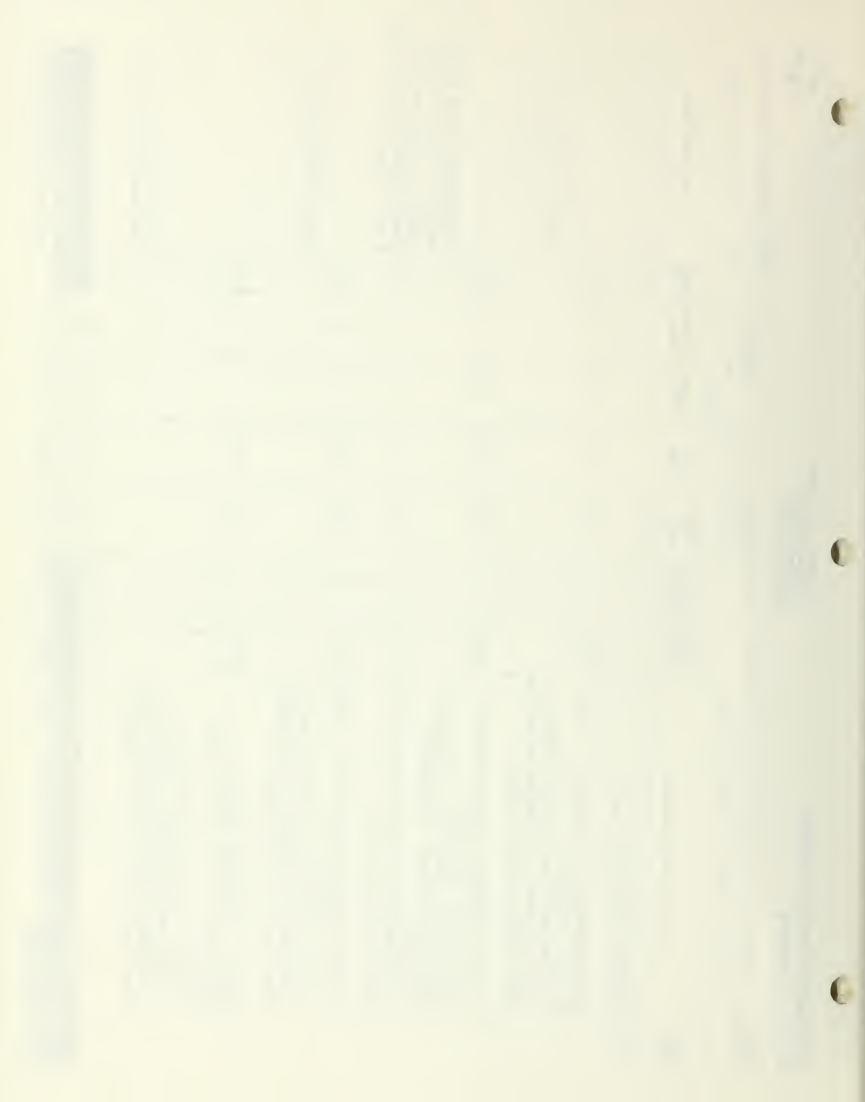
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Name of Grantee		City and County of San Francisco			Grant Number		Period Covered		From Jan. 1, 1988 To Dec. 31, 1988										Accomplishments/Status
Activity Number	Activity Name, Description and Location	Mo/Yr Activity Funded	Low/Slum/High Need	Ur. Mod/High/Need	Expend. This Reporting Period	Total Expended to Date	COBG Amount				Activity Codes								
							Unliquidated Obligations	Unobligated Balance											
a	b	c	d	e	f	g	h	i	j	k									
2.3	COMMUNITY FACILITIES (cont.)																		
	RUSSIAN-AMERICAN, 300 Anza St., 94118 CT 157 [303-27] Storage addition for meal program, roof replacement, and toilet renovation. Completion by September 1988.	4/87	c			54.5	54.5	0	.5	B,D				Completed in Nov. 88.					
	SF BAND FOUNDATION, 1519 Mission St. 94103 CT 177 [303-28] Upgrading of electrical, plumbing, and heating systems. Completion by May 1988. Roof insulation and elevator upgrade. Completion by May 1989.	5/87	c			28.9	28.9	42.5	0	A,D				Construction began 2/88 Project's '87 & '88 funds combined & 45% complete Construction started 11/88 & 45% complete.					
	SF SENIOR CENTER, 870 Beach St. 94109 CT 102 [303-29] Kitchen renovation (counter storage, sewing areas, and office) and basement conversion into classrooms.	5/87	c			22.0	22.0	0	0	B,D				Completed May, 1988.					
	BOOKER T. WASHINGTON CENTER 800 Presidio Avenue 94115 CT 0154 [303-31] Renovation of gym and toilets, exterior weatherproofing, and repair of driveway. Completion by March 1987. Gym lighting & electrical upgrading.	5/85	c			12.5	12.5	0	0	B,D				Completed in June 1988.					
						Total	Total	Total	Total	Total									
						117.9	117.9	42.5	0.5										



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				B-88-MC-06-0016		From Jan. 1, 1988 To Dec. 31, 1988									
Activity Number	Activity Name, Description and Location	Mo./Yr. Activity Funded	U- Low/Slum gent Mod/Blgh/Need	Expend This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance	Activity Codes							
a	b	c	d	e	f	g	h	i	j	k	l				
2.3	COMMUNITY FACILITIES (cont.)														
	YMCA - BUCHANAN BRANCH, 1530 Buchanan Street 94115 CT 0159 [303-32] Renovation of gym support beams, roofing, and new exterior walls. Boiler replacement and girls' locker room renovation. Demolition of yard and installation of play structure, landscaping and debris box, construct new walkways.	3/82	c			57.8	57.8	55.8	.4	A,D	Completed May, 1987.				
	CANON KIP COMMUNITY HOUSE, 705 Natoma St., 94103 CT 0176 [303-36] Renovation of toilets, gym flooring, dining area, kitchen, & electrical panel. Completion by March 1987. Fire sprinklers & window replacement	10/85	c			62.8	62.8	14.6	0	A,D	Completed June, 1988. Change order delayed. Construction started in Oct. 88 & 65% complete.				
	UNITED JEWISH COMMUNITY CENTERS 3200 California Street 94118 CT 0133 [303-43] Replacement of fan in pool area. Emergency fire-code work in lieu of window replacement in community rooms. Emergency fire-code work in lieu of electrical upgrading.	10/85	c			1.8	1.8	25.2	.5	A,D	Construction began 2/87 is 90% complete.  Completed March 1987. Work bid Dec. 88. Bids high. Negotiating contra amount. Should start 3/88. Work was bid in Dec. 88. Should begin 3/89.				
												Total	Total		
												122.4	95.6	0.9	

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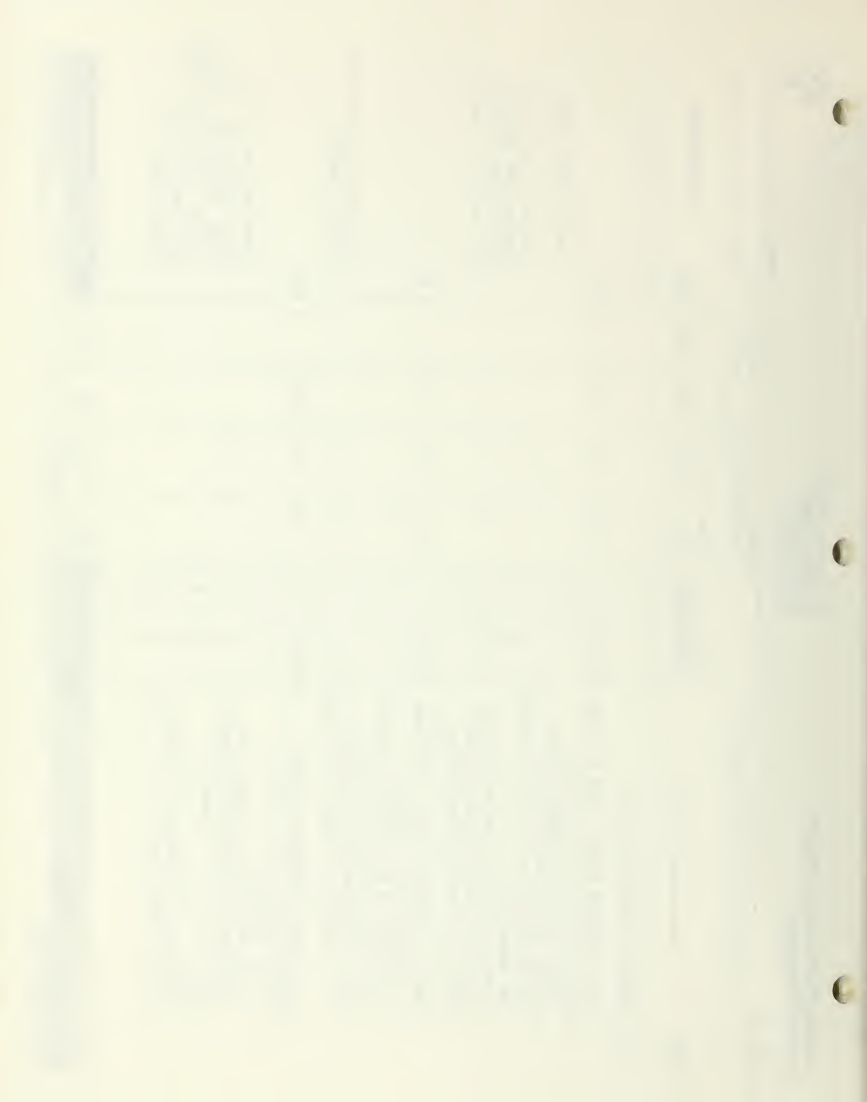
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Form HUD-949.2 (4-89)  
ref. 24 CFR part 570 and handbook 6510.2

Completed March 1987.  
Work bid Dec. 88. Bids high. Negotiating contract amount. Should start 3/89. Work was bid in Dec. 88. Should begin 3/89.

Construction began 2/87 & is 90% complete.

Completed May, 1987.  
Completed June, 1988.  
Change order delayed.  
Construction started in Oct. 88 & 65% complete.





# Grantee Performance Report Activity Summary

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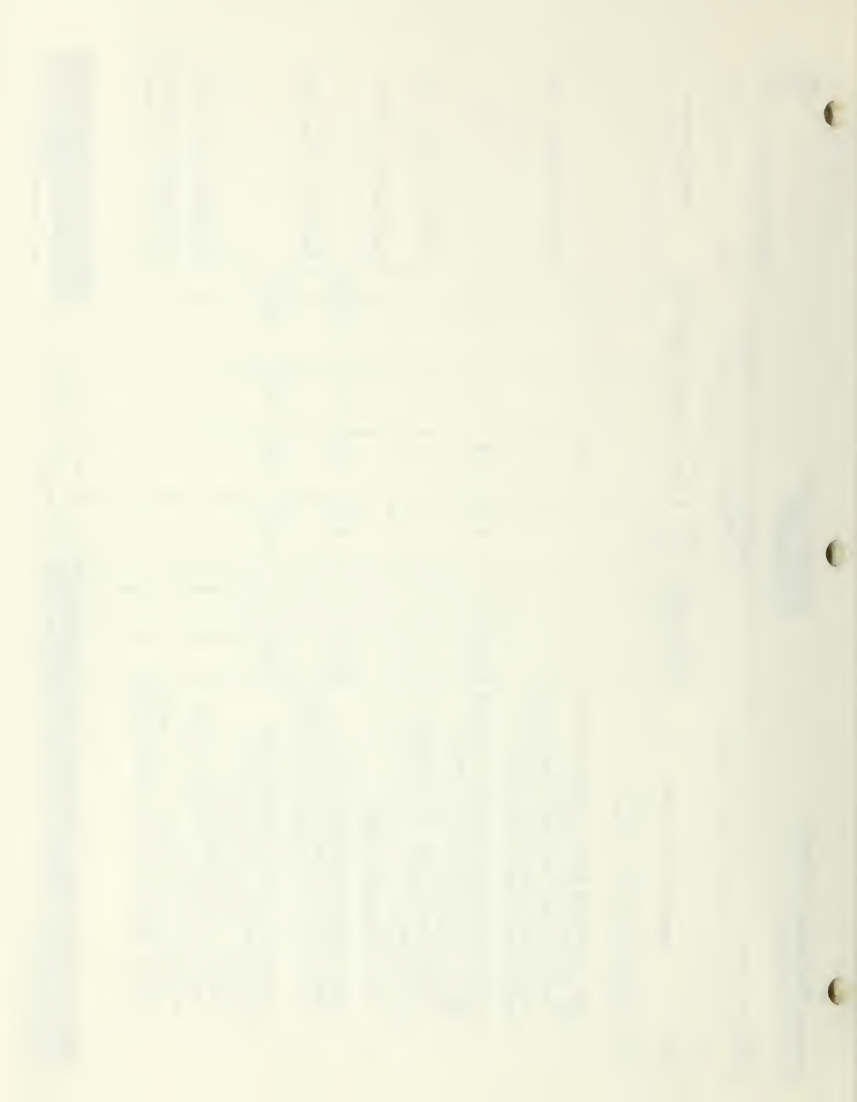


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Name of Grantee		City and County of San Francisco		Grant Number B-88-MC-06-0016		Period Covered From Jan. 1, 1988 To Dec. 31, 1988		CDBG Amount					Accomplishments/Status	
Activity Number	Activity Name, Description and Location	Mo./Yr. Activity Funded	Low/Sum grant Mod Eligible	Ur-	Expend. This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unliquidated Balance	Activity Codes					
a	b	c	d	e	f	g	h	i	j	k	l			
2.3	COMMUNITY FACILITIES (cont.)													
	YMCA, CHINATOWN BRANCH, 855 Sacramento St., 94108 CT 0118 [303-381] New entry and ramp, end floor stairway renovation, new toilets, and office remodeling. Completion by 12/87.	2/80	c			13.5	13.5	0	0	B,D	Completed January 1988.			
	MISSION NEIGHBORHOOD CENTERS - PRECITA CENTER, 534 Precita Street 94110 CT 0251 [303-451] Renovation of stage and flooring, and storage addition. Completion by March 1987. Roof replacement repair.	9/85	c			9.9	9.9	0	.3	B,D	Completed October 1987.			
	YOUNG COMMUNITY DEVELOPERS, 1715 Yosemite Ave., 94124 CT 0233 [303-501] Roof renovation, exterior renovation.	9/85	c			6.6	6.6	0	1.4	B,D	Completed April 1989.			
	TELEGRAPH HILL NEIGHBORHOOD CENTER 660 Lombard St., 94133 CT 0104 [303-52] [304-52] [318-36] Heating system renovation. Boiler replacement, walkway repair, and ramp resurfacing. Rear stairs and gym door replacement, walkway resurfaced and drainage repaired.	9/82	c			31.6	31.6	19.3	.0	A,D	Completed in Aug. 88. Construction started in Oct. and is 80% complete.			
					Total	Total	Total	Total	Total	Total				
					61.6	61.6	19.3	1.7						

Form HUD-4483.2 (4-88)  
CDBG - 5045  
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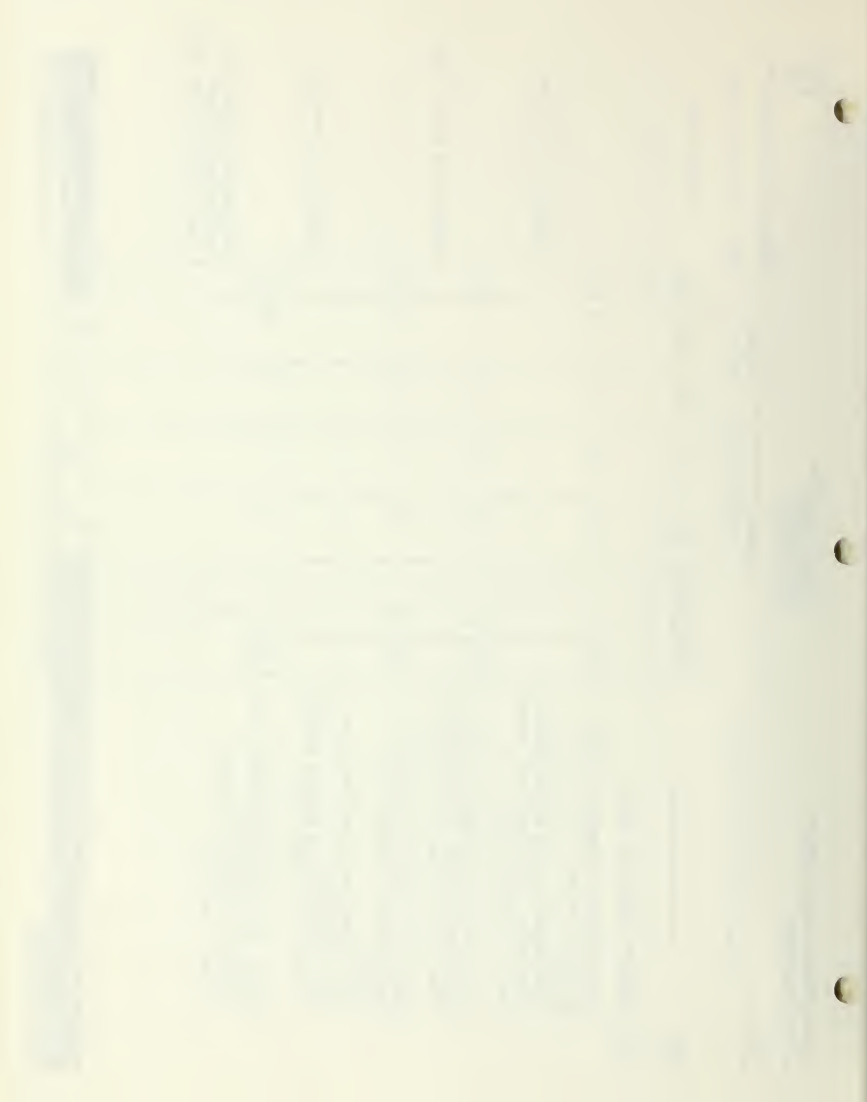


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Community Development  
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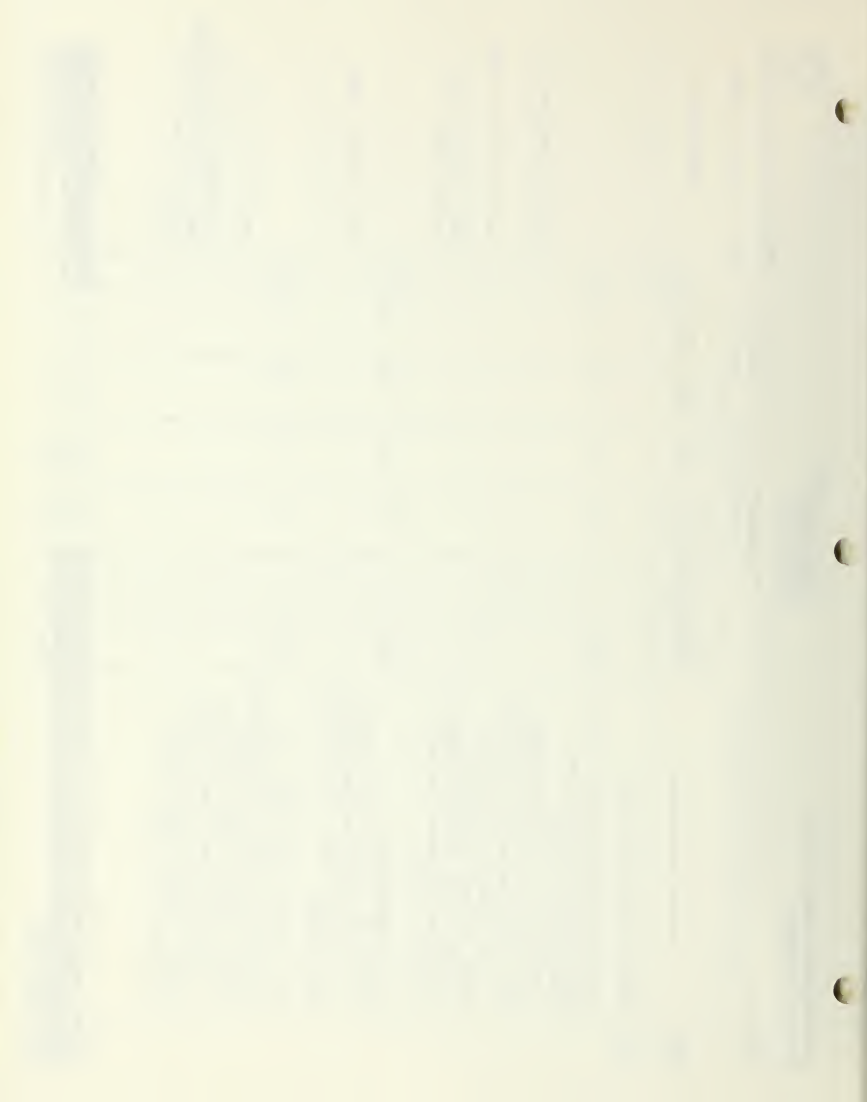
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Name of Grantee			City and County of San Francisco			Grant Number		Period Covered		Period Covered		Accomplishments/Status	
			B-88-MC-06-0016		From Jan. 1, 1988		To Dec. 31, 1988						
			CDBG Amount										
Activity Number	Activity Name, Description and Location	Mo/Yr. Activity Funded	Low/Sum/Mod Blg/Need	Ur-	Expend This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance	Activity Codes				
a	b	c	d	e	f	g	h	i	j	k	l		
2.3	COMMUNITY FACILITIES (cont.)												
	MISSION NEIGHBORHOOD CENTERS - CAPP STREET CENTER, 362 Capp Street 94110 CT 208 [303-64] Repair dry rot & stairs in Head-start area, phase II of handicapped ramp, toilet renovation, & flooring. Toilet renovation, dry-rot wall repair, stairway to mezzanine. Floor, heating and dry-rot repairs in Headstart classroom. Completion by August 31, 1989.	6/81	c			47.5	47.5	10.2	0	A,D	Completed November 1987		
	PACIFIC PRESBYTERIAN 225-30th St., 94131 CT 0218 [303-69] Toilet renovation, walkway replacement, and wall repair. Completion in January 1988.	9/85	c			29.4	29.4	60.0	6.6	B,D	Completed February 1988 Expect contract award February, 1989.		
	EARL PALTENGHI YOUTH CENTER, 1525 Waller Street 94117 CT 0171 [303-70] Renovation of library, learning center, lighting, stairs, & ceiling. Gym lighting: completion by 2/88. Additional repair of doors, water heaters, bathroom lights & basins. Completion in June 1989.	10/81	c			9.4	9.4	9.8	.9	A,D	Completed March, 1988. Completed July 1987. Completed February, 1988 Construction awarded 12/88 Project delayed by contractor.		
						Total	86.3	Total	86.3	Total	80.0	Total	7.5



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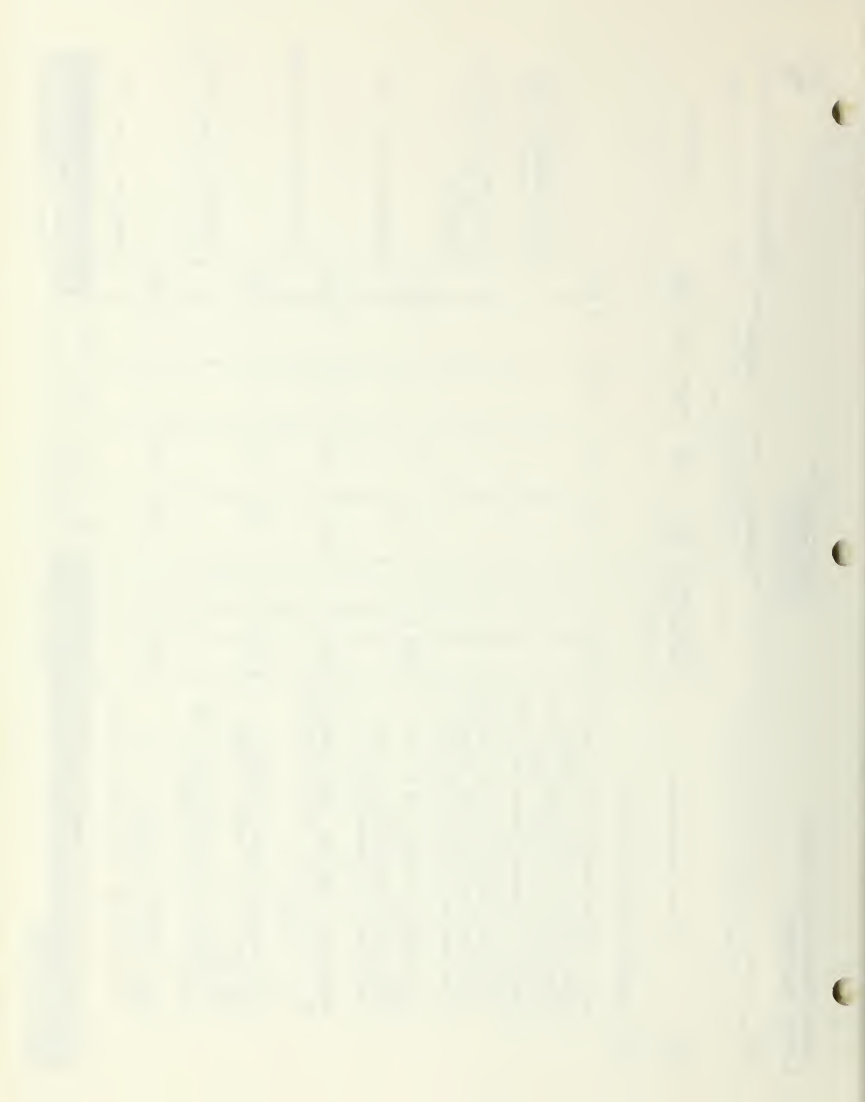
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Activity Number	City and County of San Francisco	Activity Name, Description and Location	Mo/Yr. Activity Funded	Low/Sum/ gent Mod Bight Need	Ur-	Grant Number B-88-MC-06-0016										Period Covered		Accomplishments/Status
a	b	c	d	e	f	g	h	i	j	k	l	m	n	o	p	q	r	s
2.3	COMMUNITY FACILITIES (cont.)																	
	YMCA - CENTRAL BRANCH, 220 Golden Gate Avenue 94102 CT 0124 [303-71]	10/82	c				16.2	64.4	.9	A,D								Delay caused by dispute with contractor. Completion expected 3/89.
	Electrical circuit boards, roof renovation, hot water system renovation flooring, and lighting.																	Construction started in Oct. 88, and is 60% completed.
	Additional electrical, roof, heating renovations; restroom rehab. & ventilation upgrade. Completion by 5/89.																	
	GLIDE MEMORIAL CHURCH, 330 Ellis St., 94102 CT 0123 [303-73]	10/85	c				0	0	2.4	B,D								Completed in Aug. 1987.
	Additional renovation of kitchen. Completion by September 1987.																	
	POTRERO HILL COMM DEV. 1060 Tennessee St., 94107 CT 0226 [303-78] [304-35]	8/79	c				20.1	20.1	4.5	A,D								Construction began 1/88.
	Roof renovation..																	
	GOOD SAMARITAN COMMUNITY CENTER, 1292 Potrero Ave. 94110 CT 0229 [303-80]	8/81	c				4.8	4.8	0	B,D								Completed in March 1988.
	Renovation of basement stairs, 3rd floor toilets, and new doors.																	
	PRIDE FOUNDATION, 850 Hayes Street 94117 CT 0163 [303-84]	2/83	c				62.0	62.0	0	B,D								Completed in Dec. 1984.
	Renovation of day treatment center.																	
							Total 103.1	Total 103.1	Total 68.9	Total 17.9								





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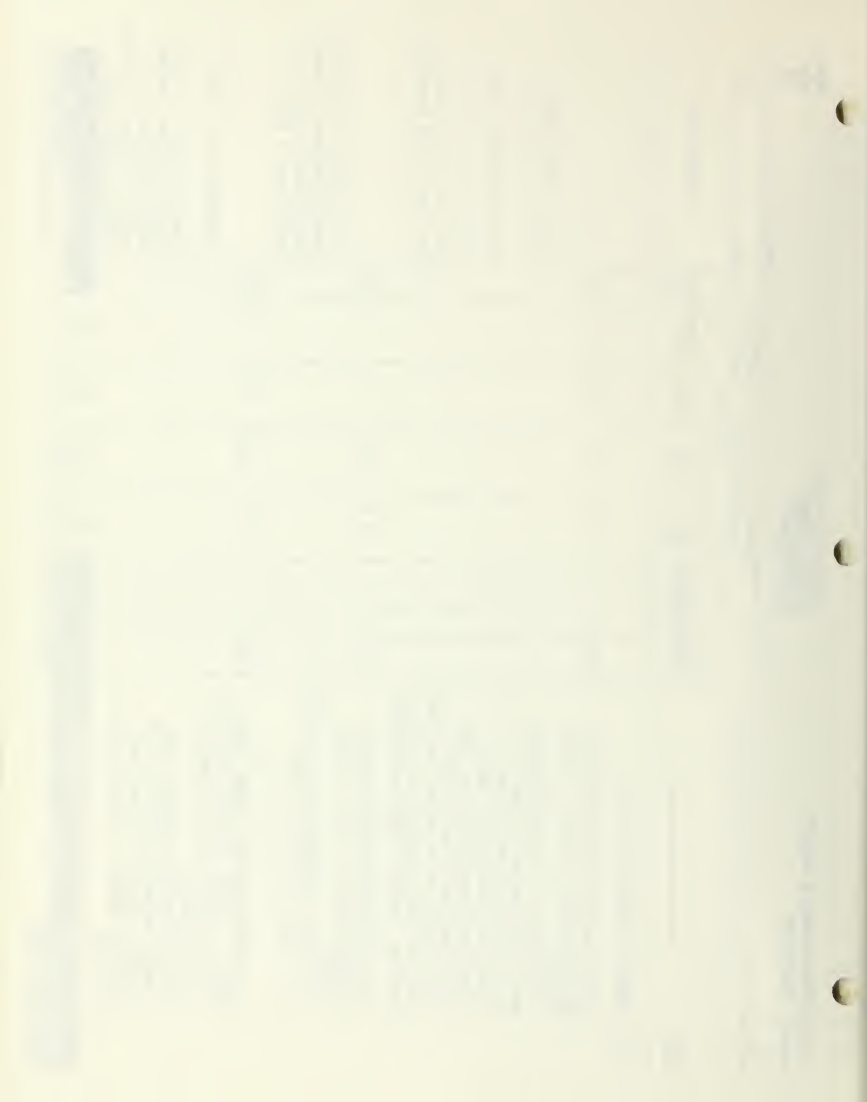


OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee		City and County of San Francisco		Grant Number		B-88-MC-06-0016		Period Covered		From Jan. 1, 1988 To Dec. 31, 1988	
Activity Number	Activity Name, Description and Location	Mo/Yr. Activity Funded	Low/Mod High/Need	Uc.	Expend. This Reporting Period	Total Expended to Date	CDBG Amount		Activity Codes	Accomplishments/Status	
							Uniquely Obligations	Unobligated Balance			
a	b	c	d	e	f	g	h	i	j	k	l
2.3	COMMUNITY FACILITIES (cont.)										
	RECREATION CENTER FOR HANDICAPPED 207 Skyline Blvd. 94132 CT 0604 [303-85] Renovation of heating system and doors. Installation of covered walkway. Completion by March 1987. Locker room renovation, damage system, pool ventilation and lighting, and automatic door openers. Additional work to locker room, bathrooms and lobby, Ventilation system, Gym area, drainage, light replacement.	4/83	c		51.5	51.5	50.0	0	A,D		Completed May, 1987.
	CHINESE AMERICAN BILINGUAL SCHOOL, 55 Laguna Street 94102 CT 0168 [303-88] Electrical, Plumbing, and new flooring. Completion by March 1985.	5/84	c		65.9	65.9	0	.7	B,D		Completed March, 1988.  Construction started in Dec. and is 50% completed.
	SAN FRANCISCO WOMEN'S CENTER, 3543-18th St., 94110 CT 0207 [303-93] Fire corridors, doors, & heating system upgrading. Roof and gutter renovation; and elevator upgrading. Completion by July 1989.	5/84	c		61.1	61.1	26.3	1.5	A,D		Final payment held by City pending outcome of lawsuit now settled. Final payments made in 4/88.  Completed April 1987.  Completed 11/88. Delays due to elevator problems. Project delayed by plan problems. Phase II approved 12/88, to begin 3/89.
						Total	Total	Total	Total	Total	Total
						178.5	178.5	76.3	2.2		

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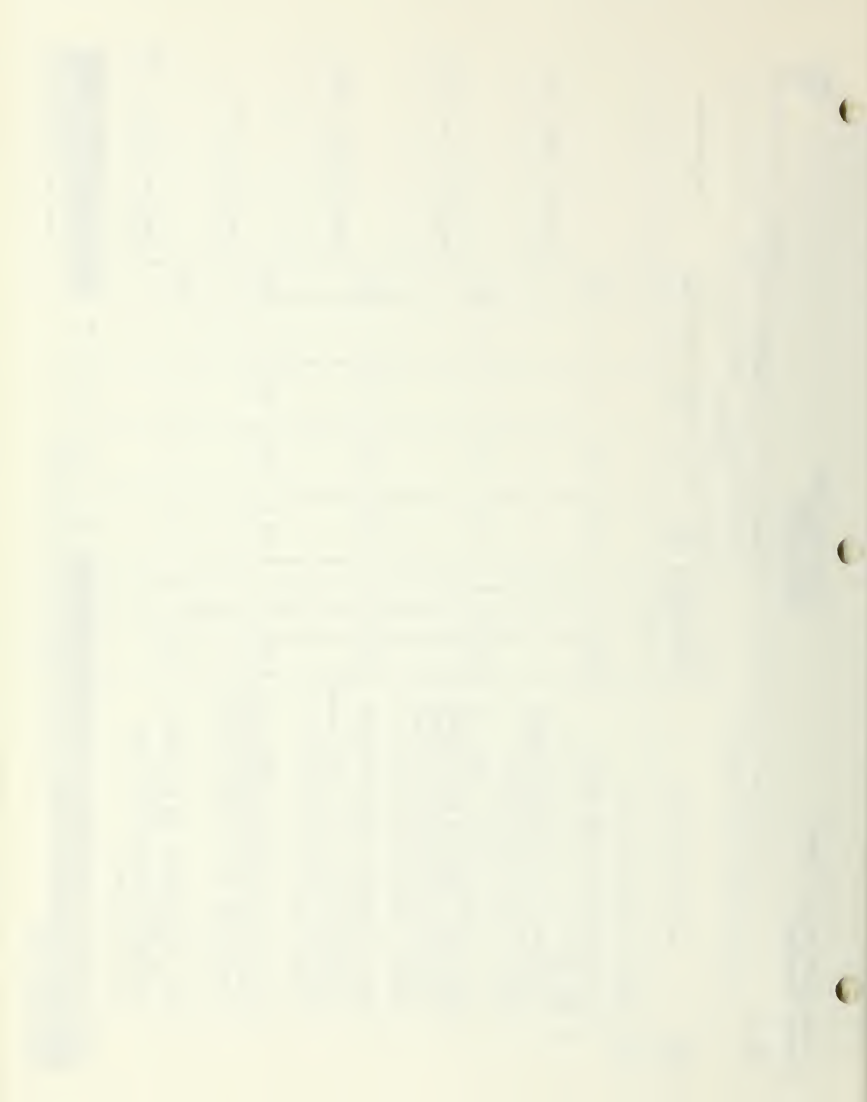
OMB Approval No. 2506-0077 (exp. 3/31/90)

City and County of San Francisco										Grant Number	Period Covered		From Jan. 1, 1988 To Dec. 31, 1988	
Activity Number	Activity Name, Description and Location	Mo/Yr. Activity Funded	Low Slum/rent Mod Right/Need	U-	Expended This Reporting Period	Total Expended to Date	COBG Amount		Unobligated Balance	Activity Codes	Accomplishments/Status			
							c	d				e	f	g
2.3	COMMUNITY FACILITIES (cont.)													
a														
2.3	SAN FRANCISCO BOY'S HOME (CYO), 1000 Cabrillo St., 94117 CT 0171 [303-98] Conversion of balcony into counseling offices by installing partitions, lighting, carpet, and ceiling.	2/85	c		43.9	43.9	0	0	0	B,D	Completed in May 1988.			
	CHARITY CULTURAL SERVICES CENTER, 827 Stockton St., 94108 CT 0113 [303-99] Conversion of balcony into counseling offices by installing partitions, lighting, carpet, and ceiling.	3/85	c		11.6	11.6	0	0	0	B,D	Completed in April 1988.			
	YMCA, SAN FRANCISCO, 965 Clay Street [303-39][318-34] Electrical and heating systems renovation and new acoustical ceiling in childcare space.	4/87	c		46.3	46.3	5.0	0	0	B,D	Completed in Dec. 1988.			
	POTRERO HILL NEIGHBORHOOD CENTER, 953 De Haro, 94107 CT 227 [303-49][318-35] Replacement of fire escape stairway and balcony.	4/87	c		45.2	45.2	28.5	0	0	B,D	Completed Sept. 88.			
	YMCA, SAN FRANCISCO, 166 Embarcadero St., 94105 CT 176 [317-23] New handicapped toilet for after school program area.	4/87	c		5.1	5.1	0	0	0	B,D	Completed February, 1988.			
					Total	Total	Total	Total	Total					
					152.1	152.1	33.5	0	0					

Form HUD-4944.2 (4-68)

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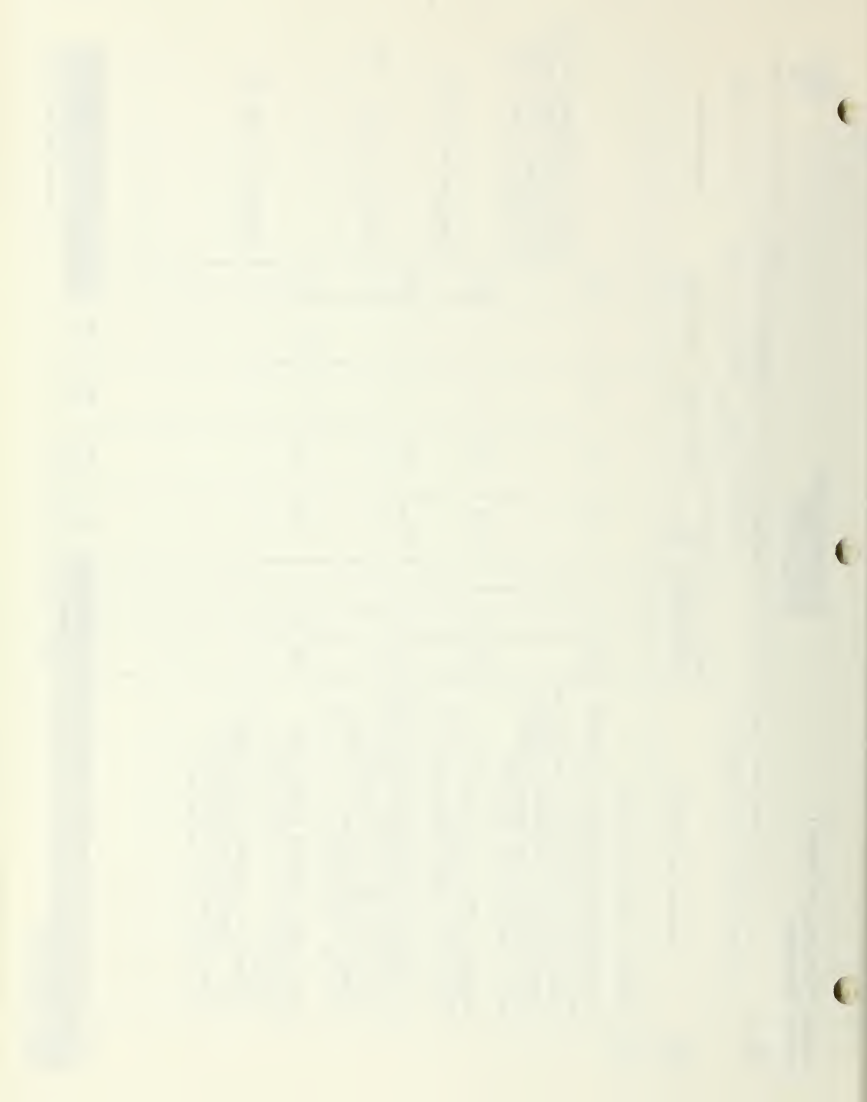
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Activity Number		Activity Name, Description and Location	Mo/Yr. Activity Funded	Low Income Mod	Ur. Sum. gent	Expend. This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance						
a	b		c	d	e	f	g	h	i	j	k				
2.3	COMMUNITY FACILITIES (cont.)														
	CSS DIAMOND YOUTH CENTER, 536 Central 94117 CT 165 [317-26]	New heater, electrical upgrading, new showers, kitchen renovation, sleeping area partitions, and window replacement. Completion by June 1988.	4/88	c			3.7	3.7	43.8	0	A,D				Project was delayed for HUD Church-State determination. HUD approved. Expect award of contract in Jan. 1989.
	FRIENDSHIP HOUSE, 80 Julian Ave., 94103 CT 201 [317-29]	Toilet and kitchen renovation.	4/87	c			14.0	14.0	0	0	B,D				Completed March 1988.
	ST. BONIFACE NEIGHBORHOOD CENTER, 133 golden Gate Ave. 94102 CT 125 [318-31]	Renovation of child care space (plumbing, lighting, exits, windows, flooring, and storage).	5/87	c			35.0	35.0	0	0	B,D				Completed in August 1988.
	OMI PILGRIM COMMUNITY CENTER, ARCH AND RANDOLPH STS. 94132 CT 0313 [304-44]	Expansion of ground follow senior space. Completion by August 1987. New construction, adding a 2nd level child care program space.	5/84	c			16.7	16.7	0	165	B,D				Completed in Sept. 88.
							Total	Total	Total	Total	Total	Total			
							69.4	69.4	43.8	165.0					



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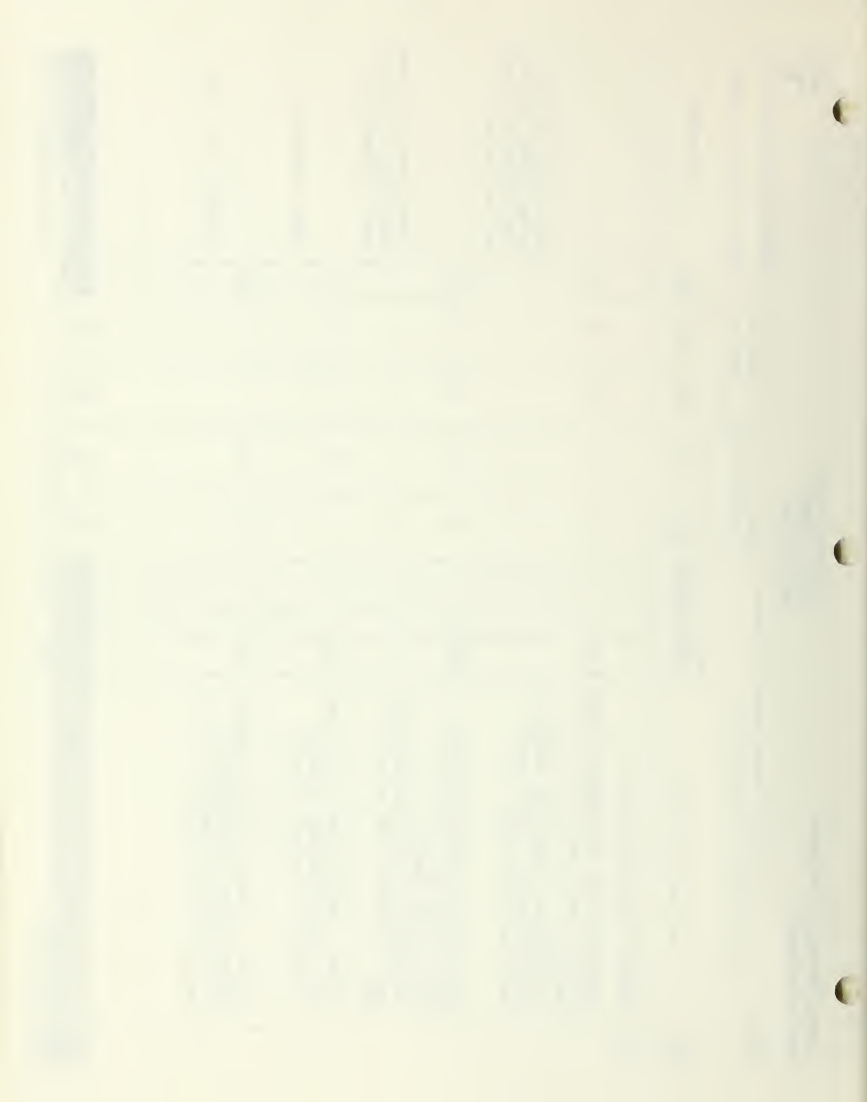
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Name of Grantee		City and County of San Francisco				Grant Number		Period Covered		From Jan. 1, 1988 To Dec. 31, 1988	
Activity Number	Activity Name, Description and Location	Mo./Yr. Activity Funded	Low/Mod Blight/Mod	Ur-	Expend This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance	Activity Codes	Accomplishments/Status	
											c
2.3	COMMUNITY FACILITIES (cont.)										
	JAPANESE CULTURAL AND COMMUNITY CENTER 1044-60 Sutter Street 94109 CT 0120 [304-51] Development of gymnasium. Additional CDBG funding is supplemented. Completion by Dec. 1988.	8/85	c		0	0	200	0	A, D	Construction contract awarded 12/88, to start 2/89. Delayed to increase matching funding.	
	PARENT INFANT NEIGHBORHOOD CENTER, Webster and O'Farrell Streets 94115 CT 0158 [304-53] Development of new infant day care center Schedule pending review of new site.	9/88	c		0	0	19.7	5.3	A, D	Funding reduced to cover design plans & architect model. 20% completed.	
	FILIPINO - AMERICAN COMM. OF S.F. INC. (Site Location Pending) [304-54] Renovation of new senior center.	11/88	c		0	0	0	0	C, D	Funds recaptured.	
	RUSSIAN - AMERICAN COMMUNITY SERVICES 300 Anza Street, 94118 [304-56] Renovation of new senior center for meal and activity programs.	5/86	c		20.7	20.7	0	0	B, D	Completed in Nov. 88.	
		Total	Total	Total	Total	Total	Total	Total	Total	Total	
		20.7	20.7	20.7	20.7	20.7	20.7	20.7	20.7	5.3	





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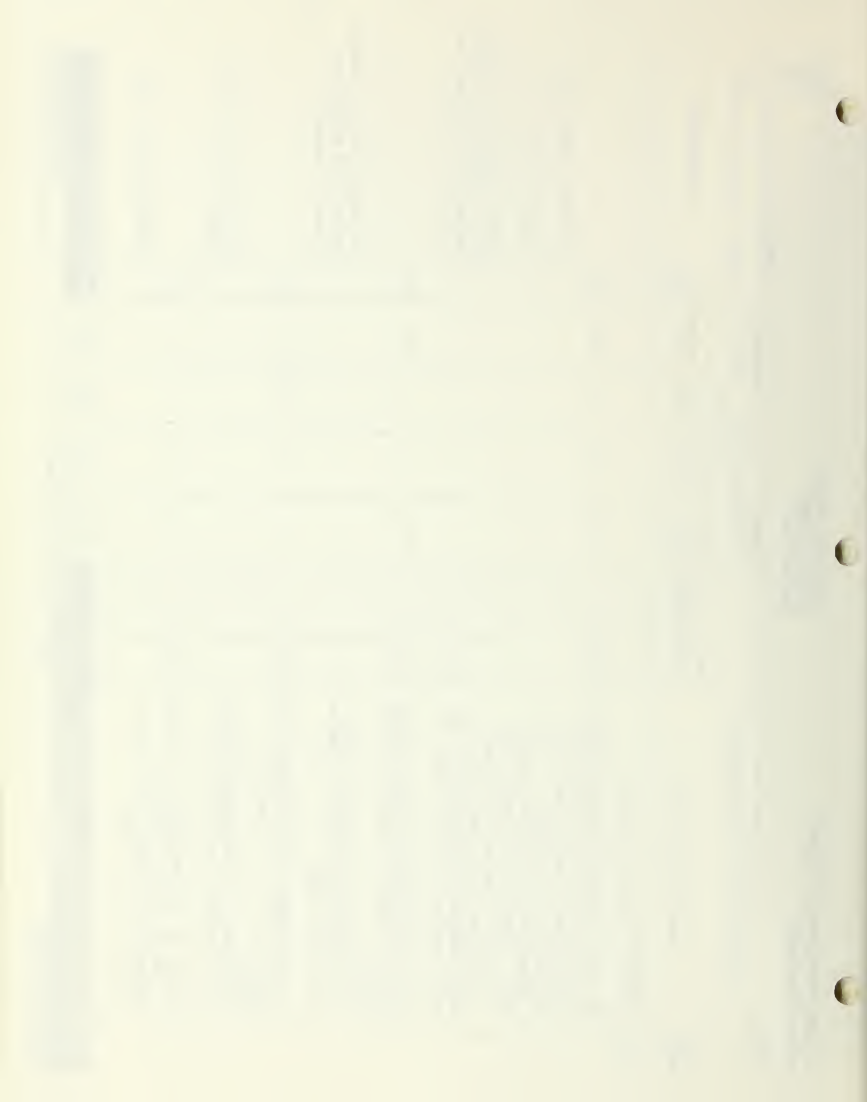
OMB Approval No. 2506-0077 (exp. 3/31/90)

City and County of San Francisco												
Activity Number	Activity Name, Description and Location	Mo/Yr Activity Funded	Low/Mod Blight/Need	Urgent	Expanded This Reporting Period	Total Expended to Date	Period Covered				Activity Codes	Accomplishments/Status
							From Jan. 1, 1988 To Dec. 31, 1988					
a	b	c	d	e	f	g	h	i	j	k	l	
2.3	COMMUNITY FACILITIES (cont.)											
	NO. & SO. OF MARKET ADULT DAY HEALTH 655 Geary 94102 CT 0123 [304-58/72] Conversion of ground floor into a new adult day care center. Renovation of additional program space. Completion by January 1988. Finishing of ground floor space in Mendelsohn House (HUD funded new senior housing), 737 Folsom St., for use as seniors' activity center.	7/86	c			11.9	11.9	0	125	A,D	Completed in May 1987.  Completed in Jan. 88.  Expect project to be bid in May 89. Completion by 2/89. Delayed for Mendelsohn Hse. construction progress.	
	WESTERN ADDITION SR. CITIZENS SERVICE McAllister and Fillmore Sts. CT 0161 [304-60] Development of new senior center. To be combined with 1987 CD. Completion by Dec. 1988.	1/88	c			0	0	0	224	A,D	The project has experienced further cost delays and extension requested.	
	FLIPINO COMMUNITY AND CULTURAL CENTER FOUNDATION (site not identified) [304-61] Development of new community center. Schedule pending approval of site.	1/88	c			0	0	37.5	0	A,D	Grant just certified in 1988.	
	HOSPICE OF SAN FRANCISCO, 115 Diamond St., 94114 CT 205 [304-62] Renovation of lounge and new yard. Completion by April 1988.	1/88	c			11.7	11.7	0	0	B,D	Completed March, 1988.	
							Total	Total	Total	Total	Total	
							23.6	23.6	37.5	349.0		

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HUD-4488-2 (4-80)

CFR 90.5 (5-80)



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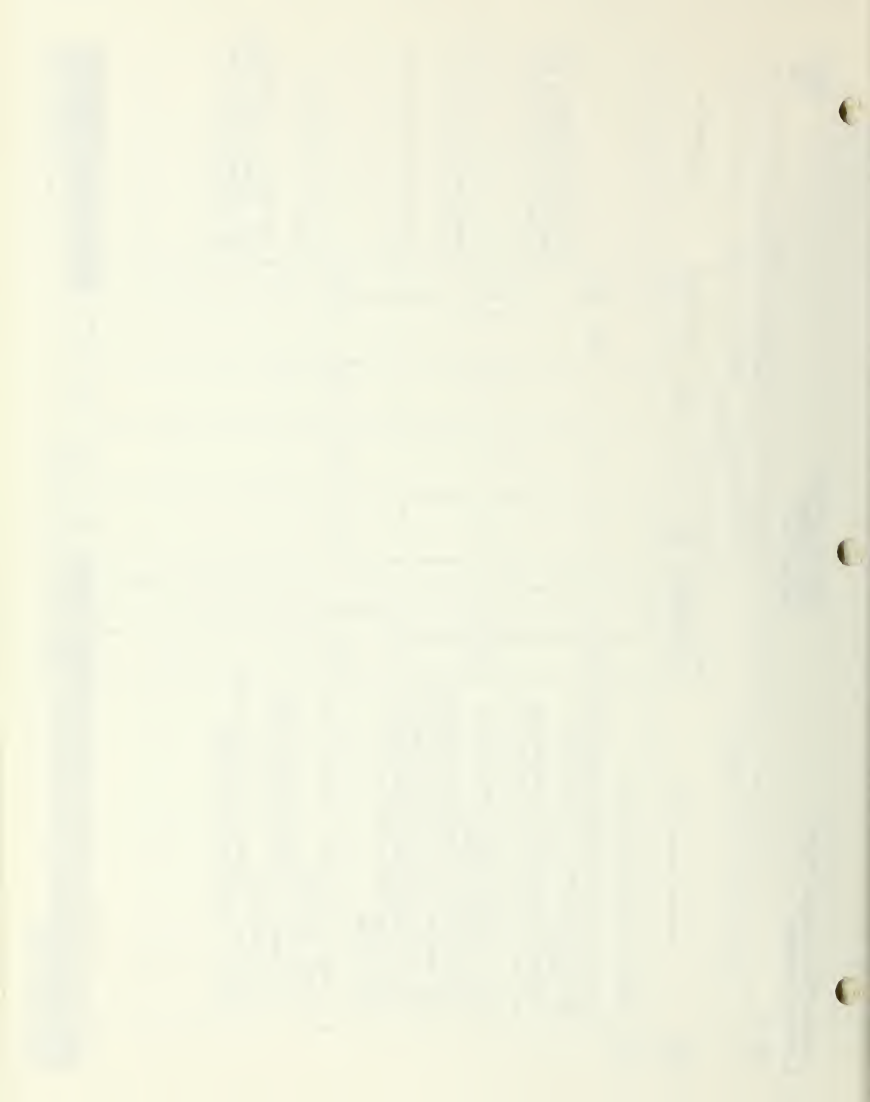
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Name of Grantee		City and County of San Francisco		Grant Number		Period Covered		CDBG Amount							Activity Codes		Accomplishments/Status
				B-88-MC-06-0016		From Jan. 1, 1988 To Dec. 31, 1988											
Activity Number	Activity Name, Description and Location	Mo./Yr. Activity Funded	Low/Mod. Income	Un-Subgranted	Expend. This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance	Activity Codes								
a	b	c	d	e	f	g	h	i	j	k							l
2.3	COMMUNITY FACILITIES (cont.)																
	WEST BAY LOCAL DEVELOPMENT CORPORATION Corner of Eddy and Fillmore Streets. CT [304-65] Tenant improvements for child care and senior program in new empty shell.	1/88	c		0	0	0	250	A,D							Delay by contractor, the developer will speed the project to meet schedule.	
	BURT'S CHILDREN CENTER, 940 Grove St. 94115 CT 0163 [311-45] Renovation of therapy room, toilets, roof and skylight, flooring, shower, and laundry. Completion by March 1987. Boiler replacement, toilet renovation, window replacement, and classroom storage.	11/80	c		81.1	81.1	34.2	.8	B,D							Completed in April 1987  Completed in October 88	
	SF BOYS & GIRLS CLUB, 1950 Page St., CT 166 [317-25] Reroofing two major areas and doors replacement. Completion by May 1988. 2574 San Bruno Roof repair, renovation of bathroom and kitchen. Completion by May 1989.	5/87	c		105.1	105.1	19.2	.7	A,D							Completed in Sept. 88.  Construction started in Oct. 88 and is 85% completed. Estimated completion date February 89.	
					Total	Total	Total	Total	Total	Total							Total
					186.2	186.2	53.4	251.5									



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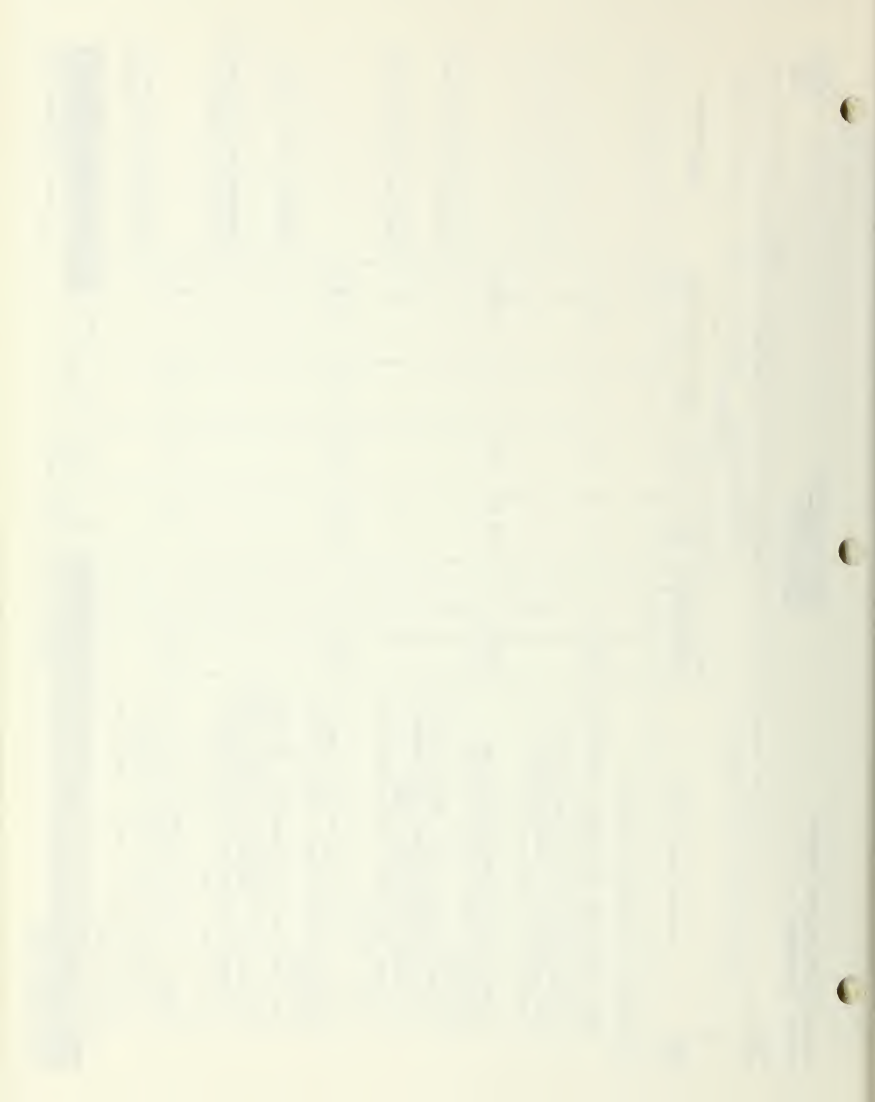
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Activity Number	City and County of San Francisco	Mo./Yr. Activity Funded	Low/Sum grant Mod Significant	Ur-	Expended This Reporting Period	Total Expended to Date	COBG Amount		Unobligated Balance	Activity Codes	Accomplishments/Status
							Unliquidated Obligations	Unobligated Balance			
a	b	c	d	e	f	g	h	i	j	k	l
2.3	COMMUNITY FACILITIES (cont.)										
	HOLY FAMILY DAY CARE HOME, 299 Dolores 94103 CT 0202 [311-49] Expansion of indoors gym/play areas and renovation of therapy center. Completion by February 1987.	4/86	c		0	0	0	0	.0		
	FLORENCE CRITTENTON SERVICES, 840 Broderick Street 94115 CT 0158 [311-53] Plumbing replacement, shower renovation, electrical outlets, and carpeting. Completion by Dec. 1986. Shower area renovation and new electrical outlets.	4/83	c		16.2	16.2	0	0.3	B,D		Completed in March 1987.
	AUDREY L. SMITH DEVELOPMENTAL CENTER 1050 McAllister Street 95115 CT 0161 [311-59] 2nd floor bedroom renovation, toilets, stairs, fire sprinklers, heating, doors, and windows. Completion by March 1987. Plumbing renovation, dry rot repair, exterior wall repair, & sprinklers.	8/84	c		26.5	26.5	0	1.3	B,D		Completed in April 1988.
	AUDREY L. SMITH DEVELOPMENT CTR. CT 161 1101 Masonic Street, 94117 [311-79] Additional work to fine sprinklers heating and replace roof. Completion by June 1989.	6/88	c		3.3	3.3	32.2	0	A,D		Completed in Nov. 1987.  Completed Nov. 88. Delayed by technical problems.  Construction started in Dec. and is 70% completed.
							Total	Total	Total	Total	Total
							46.0	46.0	32.2	1.6	



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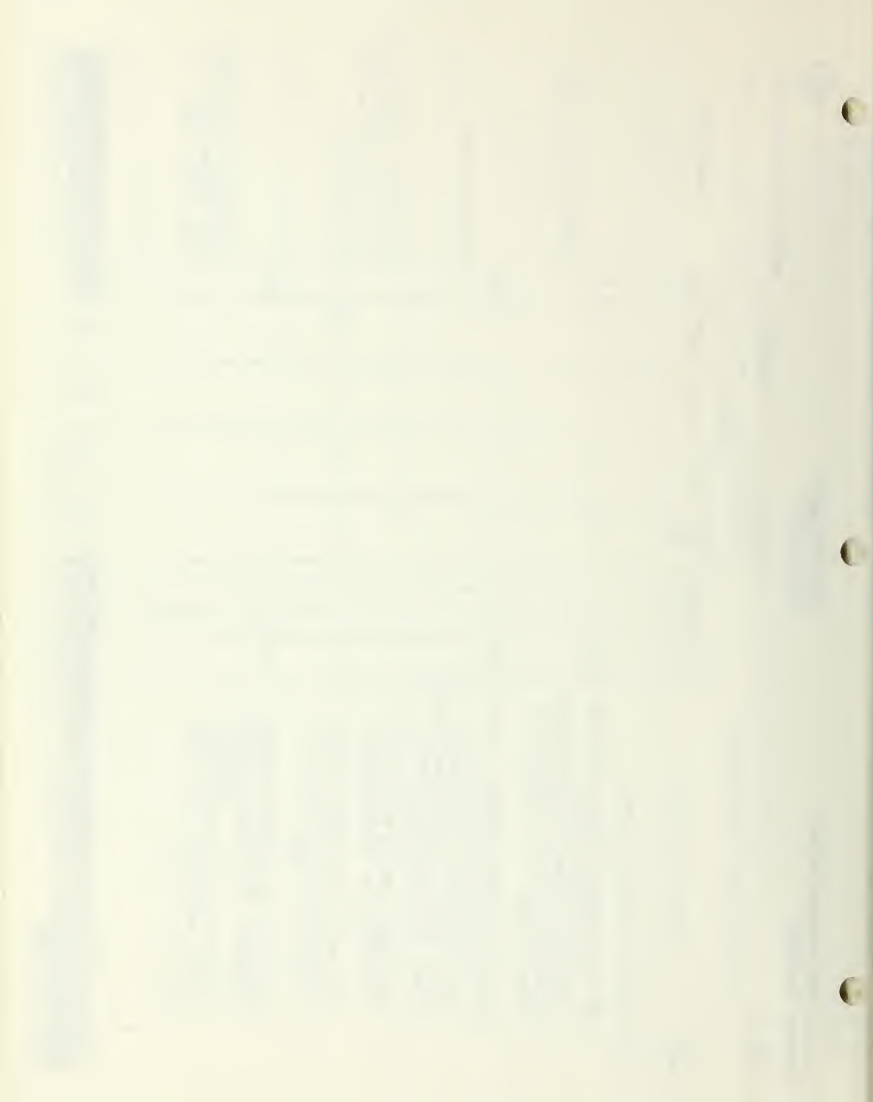
OMB Approval No. 2506-0077 (exp. 3/31/90)

City and County of San Francisco				Grant Number B-88-MC-06-0016		Period Covered From Jan. 1, 1988 To Dec. 31, 1988					
Activity Number	Activity Name, Description and Location	Mo/Yr. Activity Funded	Low/Mod Income Mod	Urgent Need	CDBG Amount						
					Expend. This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance	Activity Codes	Accomplishments/Status	
a	b	c	d	e	f	g	h	i	j	k	
2.3	COMMUNITY FACILITIES (cont.)										
	WAH MEI CHILDREN'S CENTER, 1400 Judah St., 94122 CT 0326 [311-60] Toilet renovation, kitchen upgrading, and door replacement. Completion by February 1988.	10/85	c			32.0	32.0	0	.2	B,D	Completed April, 1988.
	MISSION NEIGHBORHOOD CENTER, 3013-24th St., 94102 CT 0231 [311-68] Roof replacement, renovation of stairs, toilet, and heating/ventilation system. Completion by May 1987.	4/85	c			0	0	0	1.2	B,D	Completed 10/87.
	REHAB CENTER - MASTER POOL [303-30] Rehab funds for other projects.					.2	.2	0	4		Remaining pool funds will be carried into 1989 for new projects needing emergency assistance, etc.
	FERG -MASTER POOL ACCOUNT [318-30] Pooled funds for new projects to be identified in 1989.					0	0	0	18.0		
	ASSOCIATION FOR CHILDREN'S RIGHTS & SERVICES. 902 Stockton, SF 94108 CT 118 [304-67] Interior renovation of childcare facility, mainly fire code related, exits, doors, steps.	1/88	c			0	0	0	95	A,D	Original site acquisition fell through. Expect bidding in May, 1989.
						Total	Total	Total	Total	Total	
						32.2	32.2	0	118.4		

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Form HUD-9949.2 (4-88)

Obtain this record for 3 years





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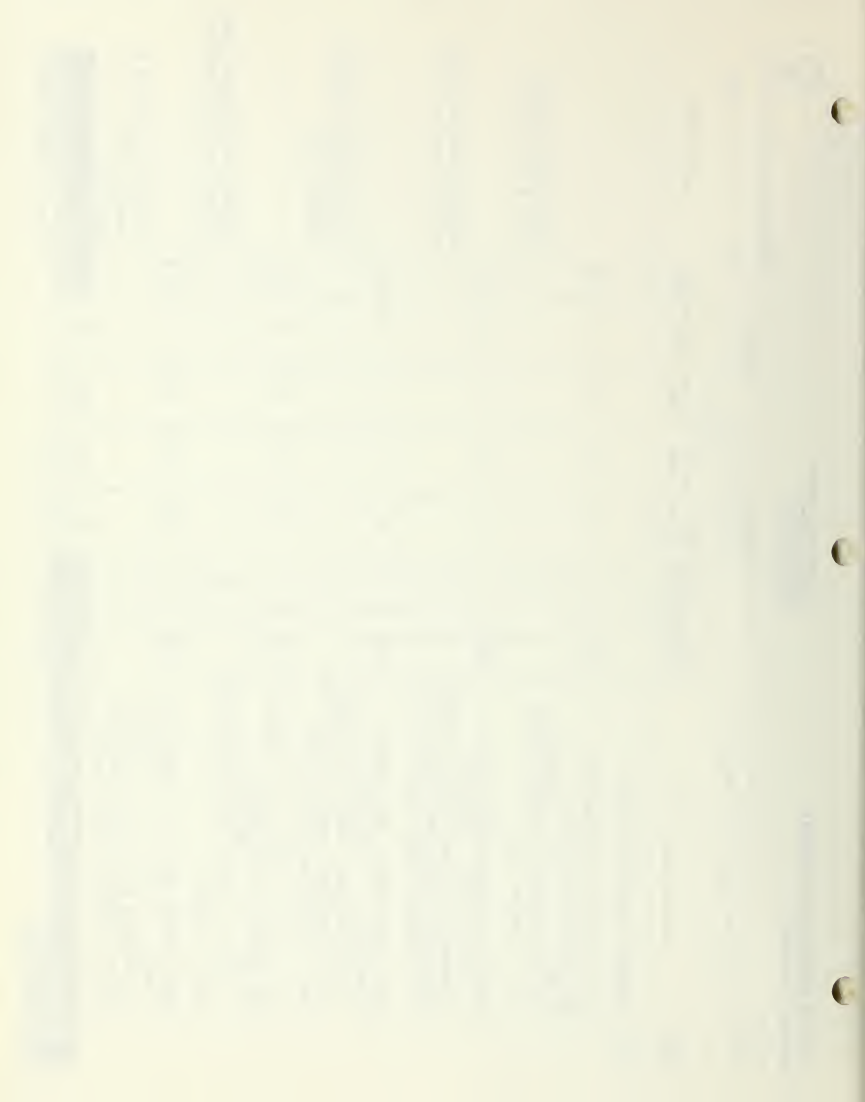
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Name of Grantee		City and County of San Francisco		Grant Number		B-88-MC-06-0016		Period Covered		From Jan. 1, 1988		To Dec. 31, 1988	
Activity Number	Activity Name, Description and Location	Mo/Yr Activity Funded	Low/Mod Income Funded	Un-der-Served Mod Income/Need	Expended This Reporting Period	Total Expended to Date	CDBG Amount			Unobligated Balance	Activity Codes	Accomplishments/Status	
							g	h	i				
a	b	c	d	e	f	g	h	i	j	k	l		
2.3	COMMUNITY FACILITIES (cont.)												
	CENTRO LATINO DE SAN FRANCISCO 1656-15th St., SF 94110 [304-69] CT 201 Kitchen upgrading, plumbing, floor tile in senior center.	1/88	c		0	0	0	54.7	0	A,D		Construction started 10/88 & 25% complete.	
	CREATIVITY EXPLORED 3245-16th St. SF, 94110 CT 202 [304-70] Upgrade heating and lighting systems and construct classroom in art activities facility for the disabled.	1/88	c		0	0	0	0	55	A,D		Project to be bid 3/89 Drawings expected 2/89	
	EARLY YEARS ACADEMY, 500 Raymond St., SF 94134 CT [311-73] Upgrade kitchen, install fire doors, repair foundation, windows in childcare center. Completion by Sept. 1989.	1/88	c		0	0	0	0	31.8	A,D		Project delayed because of insurance. Bidding expected 5/89.	
	FAMILY SERVICE AGENCY OF SAN FRANCISCO 1757 Waller St., SF 94117 CT 166 [304-71] Seismic upgrading, fire sprinklering and fire escape.	3/88	c		4.9	4.9	4.9	90.1	0	A,D		Seismic work delayed by weather. Work 25% comp	
	HENRY OHLHOFF HOUSE, 601 Steiner St., SF 94117 CT 164 [317-21] Renovation to provide counseling space, lighting, flooring, hot water heaters in alcohol rehab. facility.	6/88	c		18.9	18.9	18.9	51.0	0	A,D		Construction started in November, 1988, is 15% completed.	
						Total	Total	Total	Total	Total	Total		
						23.8	23.8	195.8	86.8				



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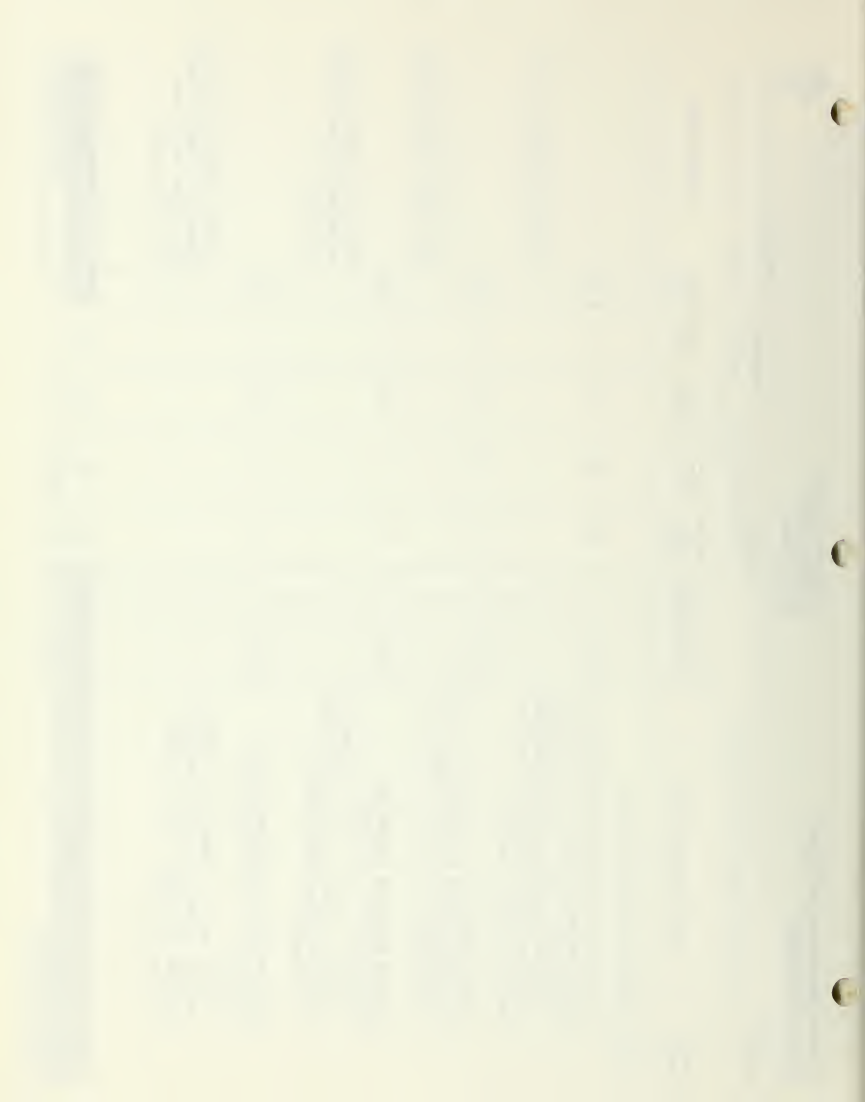
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Name of Grantee			City and County of San Francisco			Grant Number		Period Covered		From Jan. 1, 1988		To Dec. 31, 1988	
Activity Number	Activity Name, Description and Location	Mo/Yr Activity Funded	Low/Mod/High Need	Ur. Blight/Need	Expended This Reporting Period	Total Expended to Date	CDBG Amount				Activity Codes	Accomplishments/Status	
							Unliquidated Obligations	Unobligated Balance	Activity Codes	Accomplishments/Status			
a	b	c	d	e	f	g	h	i	j	k	l		
2.3	COMMUNITY FACILITIES (cont.)												
	LA CASA DE LAS MADRES, 965 Mission St. (corp. address, actual site secret for security) CT 176 Renovate and expand toilet and shower rooms and kitchen in battered women's emergency shelter facility.	6/88	c			94.7	94.7	5.3	0	B,D		Completed December, 1988	
	WALDEN HOUSE INC. 214 Haight Street [317-28] 94102 CT 168 Construct four bedrooms. Completion by June 1989.	1/88	c			2.3	2.3	46.8	0	A,D		Construction started in Oct. and is 80% complete.	
	MISSION CHILDCARE CONSORTIUM 4750 Mission St., SF 94112, CT 2603 Install sprinkler system in this new site after owner makes agreed to improvements.	4/88	c			0	0	79.0	0	A,D		Delay due to owner not yet agreeing to grant-funded sprinkler.	
	MISSION HOUSING DEVELOPMENT CORP., 2947-16th St., SF 94110 CT 201 [304-74] Floor and wall renovation, install heating system, electrical renovation, bathroom renovation. Expect completion by May, 1989.	8/88	c			0	0	50.0	0	A,D		Project delayed be withdrawal of original tenant. New tenant found. Work about 20% complete.	
						Total	Total	Total	Total				
						97.0	97.0	181.1	0				



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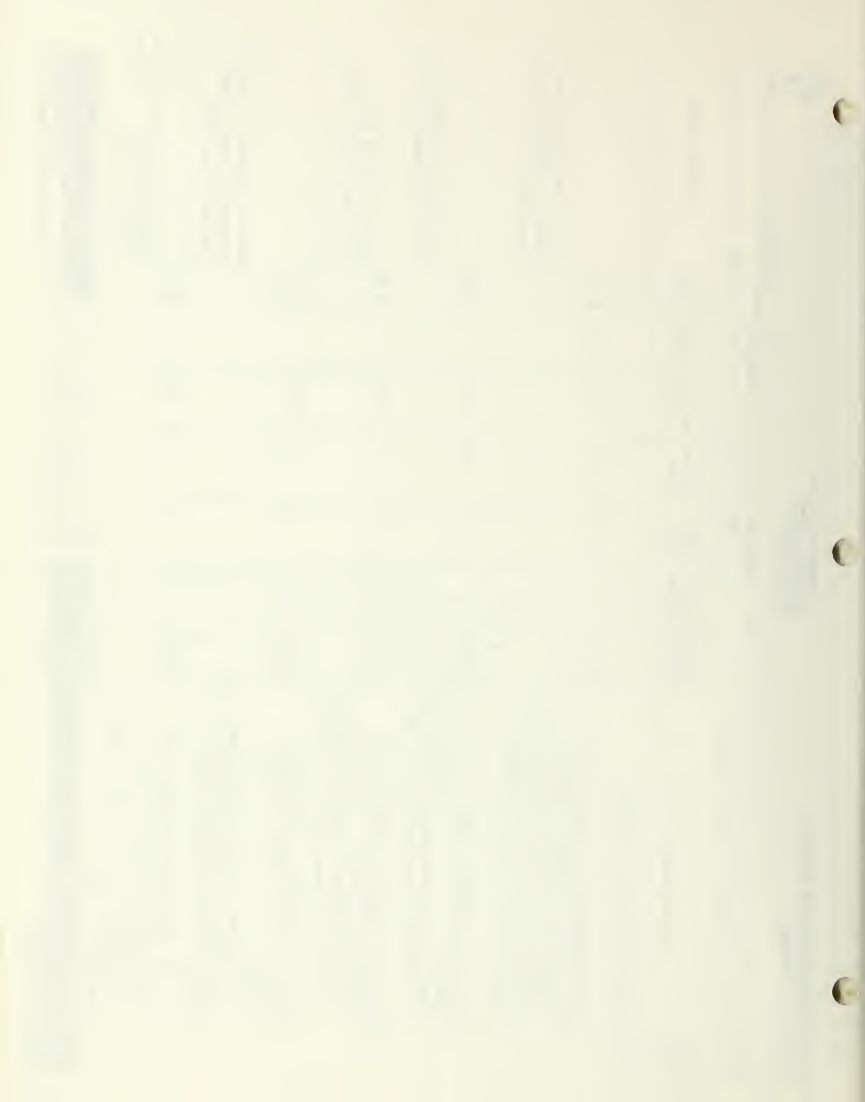
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City and County of San Francisco		Grant Number B-88-MC-06-0016	Period Covered From Jan. 1, 1988 To Dec. 31, 1988		COBG Amount				Activity Codes	Accomplishments/Status	
Activity Number	Activity Name, Description and Location	Mo/Yr Activity Funded	Mo/Yr Low/Sum Mod High/Need	Ur	Expended This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance			
a	b	c	d	e	f	g	h	i	j	k	l
2.3	COMMUNITY FACILITIES (cont.)										
	OBCEA/ARRIBA JUNTOS, 2155 Mission St., SF 94110, CT 201 [304-73] Plumbing, electrical, interior finishing of child care facility for 70 in a planned 74 unit apartment complex.	3/88	c			0	0	0	95	A,D	Project delayed by developer's failure to secure financing.
	YWCA, SAN FRANCISCO, 1830 Sutter St. [303-51] Electrical bathroom rehabilitation and new flooring. Completion by Feb. 89.	1/88	c			8.9	8.9	11.0	0	A,D	Construction started Oct. and is 90% completed.
	THE FAMILY SCHOOL, 548 Fillmore St., SF 94117, CT 163 [311-77] Expand children's restrooms, construct childcare room, remove asbestos.	10/88	c			0	0	39.0	0	A,D	Grant expected to be certified in early 1989.
	WESTSIDE COMMUNITY MENTAL HEALTH, 1140 Oak St., SF 94117 CT 1215 [317-32] Replace roof, repair windows and doors, install sprinkler in basement in adolescent day treatment center.	5/88	c			.5	.5	44.5	0	A,D	Working drawings completed December, 1988. Expect completion by 7/89.
	ALFA DA DEVELOPMENTAL CENTER, 3401 Mission Street 94110 [311-71] CT 253 Renovation of kitchen, entry, ventilation, and wall repair. Completion by June 1989.	1/88	c			.9	.9	20.1	0	A,D	Delay due to late certification of Grant. Bids expected in 2/89.



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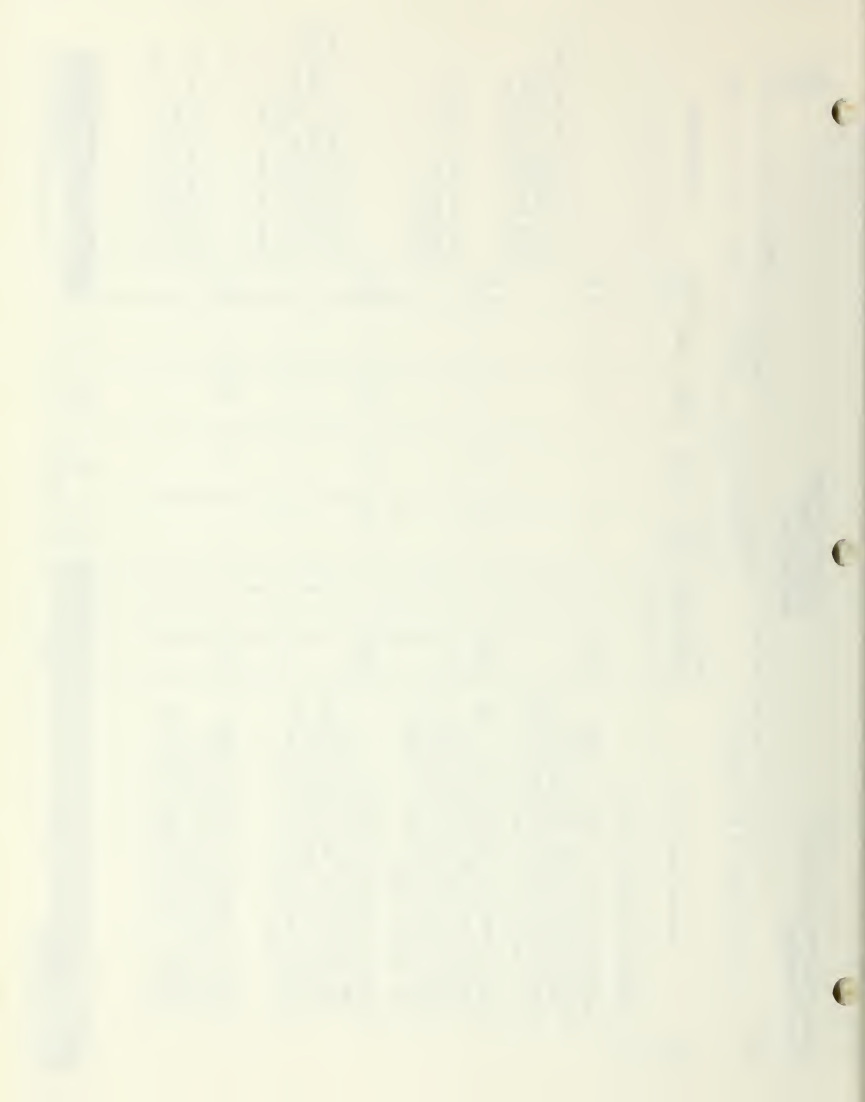
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Name of Grantee		City and County of San Francisco		Grant Number		B-88-MC-06-0016		Period Covered		From Jan. 1, 1988 To Dec. 31, 1988					
Activity Number	a	Activity Name, Description and Location	b	Mo/Yr Activity Funded	c	Low/Mod High/Need	Ur-	Expend This Reporting Period	g	Total Expended to Date	h	Unliquidated Obligations	Unobligated Balance	Activity Codes	Accomplishments/Status
2.3		COMMUNITY FACILITIES (cont.)													
		ARCHDIOCESE OF S.F. (CVO) S.F. BOYS HOME, 4645 California St. [317-20] Renovation of roof, kitchen and bathroom, repair stairs and install flooring. Completion by June 1989. CT 427		1/88	c			0		0		74.3	0	A,D	Construction contract awarded in November. Project will be delayed until clients are relocated.
		BVHP MULTIPURPOSE SENIOR CENTER, 1706 Yosemite Ave. 94124 [303-77] CT 233 Expand and renovate program space install security gate, handicapped rail and ventilate interior. Completion by June, 1989.		1/88	c			4.7		4.7		17.3	0	A,D	Construction started in November and is 70% completed.
		GOLDEN GATE SENIOR SERVICES 1706 Sanchez St. [303-671][303-94] Remodel kitchen and dining room and activity areas, upgrade electrical, flooring, walls and doors. Completion by September 1989.		1/88	c			11.3		11.3		33.1	0	A,D	Project delayed due to Dept of City Planning requesting an application for conditional use. Resolution is expected early 1989.
		MISRAE'S LANGUAGE & ARTS PRE-SCHOOL 35 San Juan Avenue 94112 [311-70] Replace sink counters, storage cabinets, lighting windows, flooring, roof, doors, and insulate wall.		6/88	c			0		0		50.0	0	A,D	Certification delayed by insurance problems. Bids expected end of Dec.
				Total		Total		Total		Total		Total		Total	
				16.0		16.0		16.0		16.0		174.7		0	
				Page 42		of 119		pages							
				Return this record in 3 years										Form HUD-949.2 (4-88) ref 24 CFR part 570 and handbook 6510.2	





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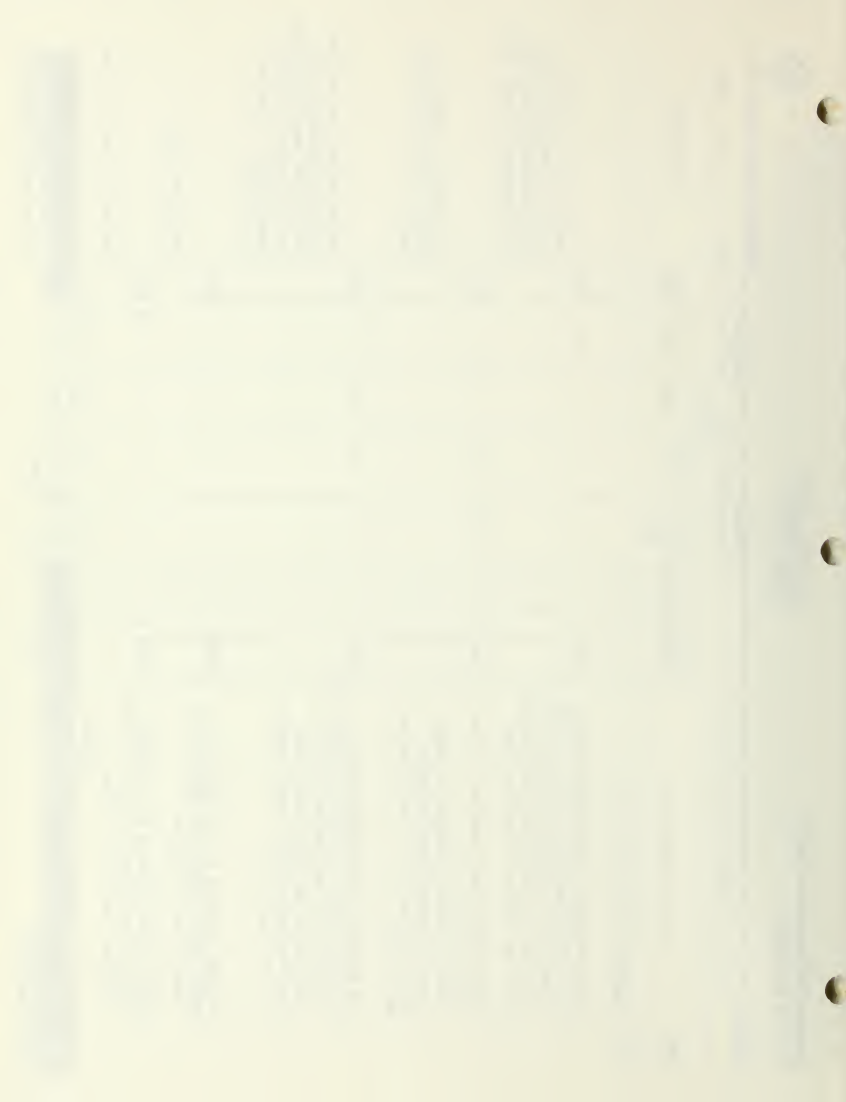
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Name of Grantee		City and County of San Francisco		Grant Number B-88-MC-06-0016		Period Covered From Jan. 1, 1988 To Dec. 31, 1988		CDBG Amount		Accomplishments/Status	
Activity Number	Activity Name, Description and Location	Mo/Yr. Awarded	Low/Sum/Mod Eligible	Un-Expended	Expended	Total Expended to Date	Unliquidated Obligations	Unobligated Balance	Activity Codes		
a	b	c	d e f	g	h	i	j	k	l		
2.3	COMMUNITY FACILITIES (cont.)										
	NATIVE AMERICAN INDIAN SENIOR CENTER, INC., 934 Valencia St. 94110 [317-22] Repair roof, upgrade electrical and ventilation; and install subfloor and flooring. Completion by June 1989.	1/88	c		0	0	0	22	A,D	Center slow in getting architect started. Plans to be submitted 1/89 and construction to begin 3/89.	
	PROJECT OPEN HAND, 1668 Bush Street 94109 [317-24] CT 151 New electrical plumbing and HVAC, renovate bathroom office/lounge, upgrade of utilities. Completion by March 1989.	6/88	c		47.3	47.3	2.7	0	A,D	Construction started in August and is 80% completed.	
	SAN FRANCISCO CONSERVATION CORPS FT Mason Bldg. 111 94123 [317-27] CT 127 Install pre-fab modular bldg and rehabilitate workshop, tool room, classroom and training room. Completion by August 1989.	6/88	c		0	0	60	0	A,D	Center delayed by problems obtaining matching funds for project completion. Bid process completed 12/88 & construction estimated to start 3/89.	
	MISSION LANGUAGE & VOC. SCHOOL 2929-19th St. 94110 CT 228 [318-32] Replacement of boiler.	6/88	c		5	5	0	0	B,D	Completed 8/88.	
	PACIFIC MENTAL HEALTH (Op. Concern) 2929-19th St. 94110 CT 228 [318-33] Upgrade ventilation system.	12/88	c		0	0	6	3.5	A,D	Delayed by permit process.	
	SUBTOTAL				52.3	52.3	68.7	25.5			
					1,816.3	1,816.3	1,966.7	1,193.8			



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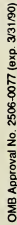


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Name of Grantee		City and County of San Francisco		Grant Number		Period Covered					
		B-88-MC-06-0016		From Jan. 1, 1988		To Dec. 31, 1988					
Activity Number	Activity Name, Description and Location	Mo./Yr. Activity Funded	Low/Slum (gent Mod Blight/Need)	Ur-	COBG Amount				Activity Codes	Accomplishments/Status	
					Expend This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance			
a	b	c	d	e	f	g	h	i	j	k	l
2	<u>PUBLIC FACILITIES &amp; IMPROVEMENTS</u>										
2.4	Public Housing Modernization										
	Rehabilitation of Vacated Units, number of anticipated units to be completed for each project.	1/88 a				842.5	842.5	0	70.8	A,D	
	Holly Courts, 100 Appleton Avenue 94110 CT 0254 (54% L/M) - 4 units										9 units completed.
	Potrero Terrace, 900 Connecticut St. 94107 CT 0227 (60% L/M) - 22 units										8 units completed.
	Sunnydale, 1654 Sunnydale Ave. 94134 CT 0605 (84% L/M) - 48 units										60 units completed.
	Valencia Gardens, 245 Guerrero St. 94103 CT 0202 (74% L/M) - 5 units										13 units completed.
	Bernal Dwellings, 3120 Army Street 94110 CT 0229 (69% L/M) - 5 units										13 units completed.
	Westside Courts, 1501-65 Broderick St. 94115 CT 0155 (71% L/M) - 2 units										17 units completed.
	Westbrook Apartments, Innes and Southridge Rd. 94124 CT 0231 (78% L/M) 2 units										10 units completed.
	Potrero Annex, 700 Missouri Street 94107 CT 0227 (60% L/M) - 22 units										5 units completed.
						Total	Total	Total	Total		
						842.5	842.5	0	70.8		

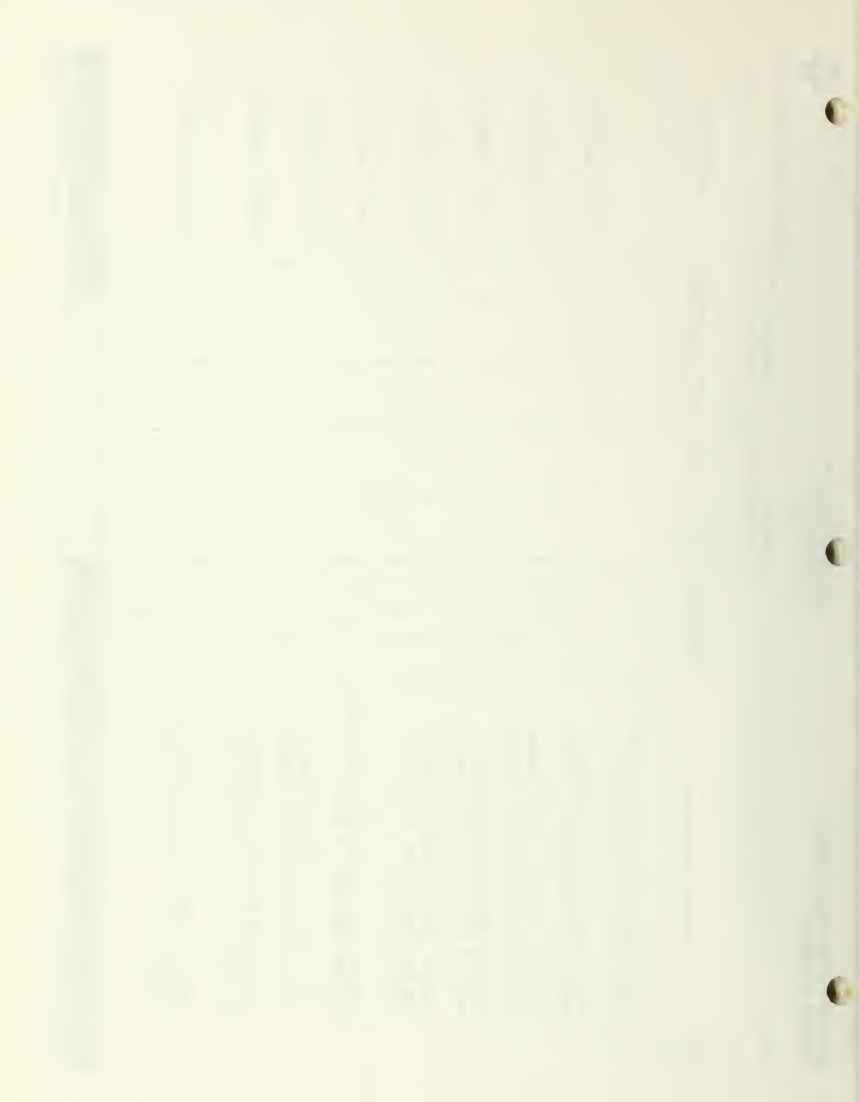


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To Dec 31 1988

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# Grantee Performance Report Activity Summary

U.S. Department of Housing  
and Urban Development  
Community Development  
Block Grant Program



OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee		City and County of San Francisco		Grant Number B-88-MC-06-0016		Period Covered From Jan. 1, 1988 To Dec. 31, 1988		COBG Amount		Accomplishments/Status	
Activity Number	Activity Name, Description and Location	Mo/Yr Activity Funded	Low Mod Blight/Need	Ur-	Expend This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance	Activity Codes		
a	b	c	d	e	f	g	h	i	j	k	l
2.4	Public Housing Modernization (cont.) Rehabilitation of Vacated Units Hayes Valley, Buchanan and Webster 94102 CT 0163 (80% L/M) 10 units  Randolph and Head, 200 Randolph Street 94132 CT 0218 (46% L/M) One unit.  Bathroom Remodeling  CAL 1-18 (6) PING YUEN North, Broadway and Cordelia Streets 94133 CT 0114 (84% L/M) Install shower, rehab bathroom.  CAL 1-11 North Beach, 401-575 Bay St. 1120 Columbus Avenue, 500-650 Francisco Street 94133 CT 0101 (52% L/M) Install shower, rehab bathroom.	1/88	a		1.1	1.1	261.8	22.1	A,D	10 units completed.  One unit completed.  Work will be completed in 1989.	
		1/88	a		109.4	109.4	45.4	19.5	B,D	Rehab completed.	
	SUBTOTAL				110.5	110.5	307.2	41.6			
					Total 953.0	Total 953.0	Total 307.2	Total 112.4			





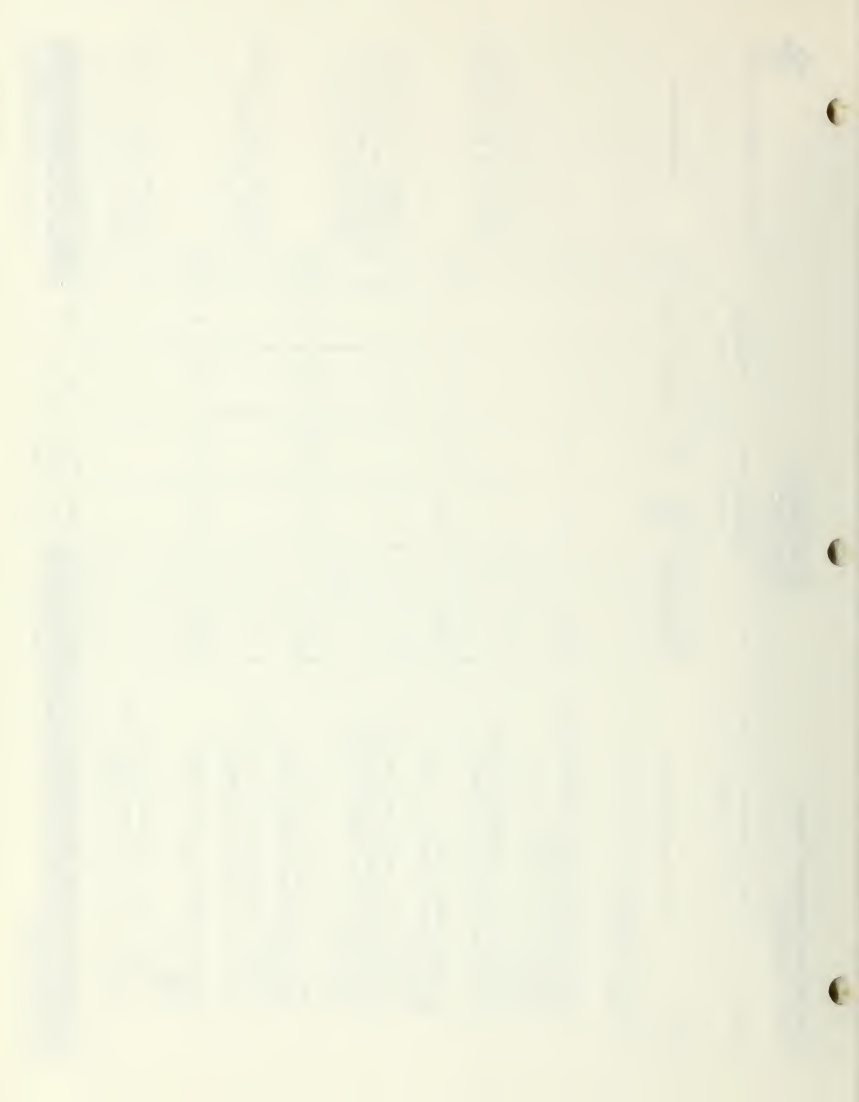
# Grantee Performance Report Activity Summary

U.S. Department of Housing  
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Community Development  
Block Grant Program



OMB Approval No. 2506-0077 (exp. 3/31/00)

Name of Grantee		City and County of San Francisco		Grant Number B-88-MC-06-0016		Period Covered From Jan. 1, 1988 To Dec. 31, 1988		CDBG Amount				Accomplishments/Status	
Activity Number/ a	Activity Name, Description and Location b	Mo/Yr. Activity Funded c	Low/Income Med/High Income d	Un- der- funded e	Expenditures During Period f	Total Expended to Date h	Unliquidated Obligations i	Unliquidated Balance j	Activity Codes k				
3	<u>PUBLIC SERVICES</u>												
	BAYVIEW HUNTERS POINT FOUNDATION FOR COMMUNITY IMPROVEMENT 6025 Third St. 94124 CT 234 [301-37] Direct legal, criminal law repre- sentation to 360 L/M residents.	1/88 c			8.5	8.5	0	0	A, D			Provided legal representa- tion to 345 L/M residents.	
	LA RAZA CENTRO LEGAL 2588 Mission St. 94110 CT 208 [301-44] Direct civil legal representation to 186 L/M residents; recruit pro bono legal aid to another 84 L/M residents.	1/88 c			66.3	66.3	0	0	A, D			Provided civil legal re- presentation to 221 L/M residents; secured pro bono services for 82.	
	INSTITUTO LABORAL DE LA RAZA 1656 15th Street, 94103 CT 201 [301-99] Direct immigration legal services for 180 L/M resident immigrants.	1/88 c			23.2	23.2	1.8	0	A, D			Provided legal assistance to 169 L/M residents.	
	MISSION COMMUNITY LEGAL DEFENSE 2940 16TH St. 94103 CT 201 [301-45] Direct legal representation in criminal law to 252; and immigration services to 1560 L/M residents.	1/88 c			17.5	17.5	12.8	0	A, D			Provided legal assistance to 224, immigration ser- vices to another 1,399.	
		Total	Total	Total	Total	Total	Total	Total	Total				
		115.5	115.5	14.6	0								



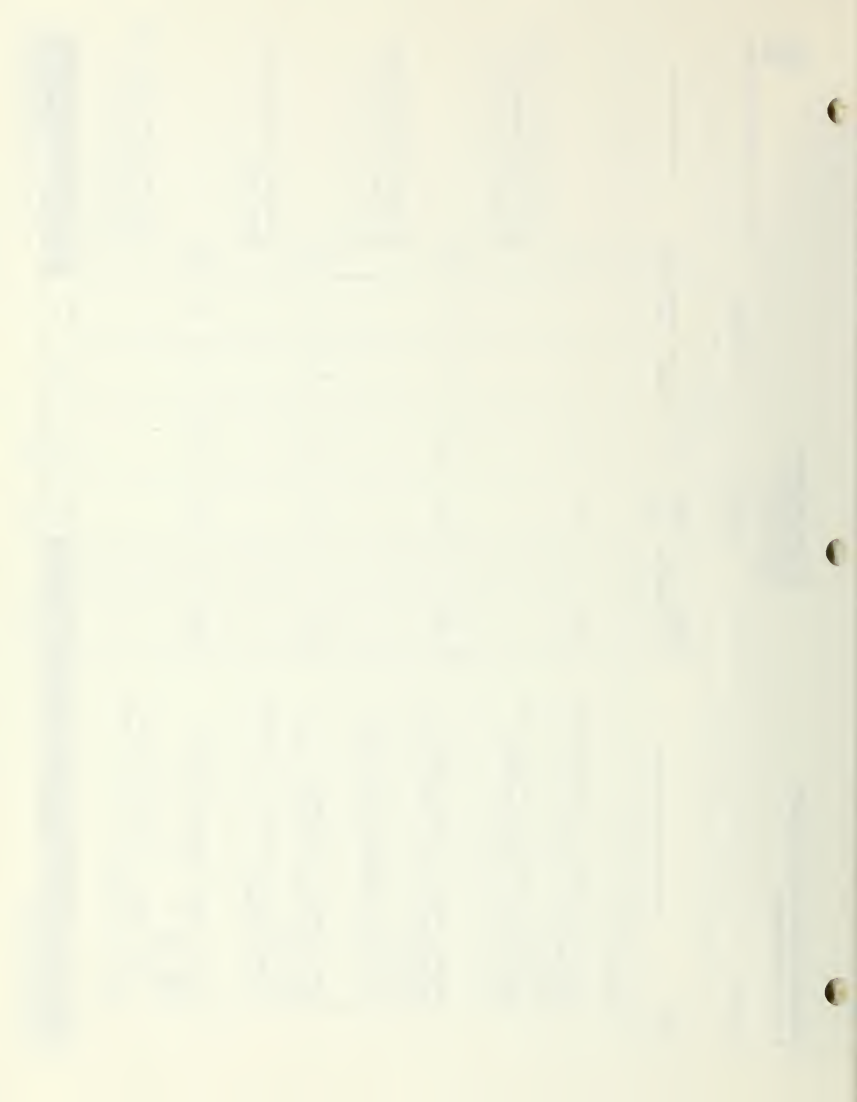
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U.S. Department of Housing  
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OMB Approval No. 2506-0077 (exp. 3/31/00)

Name of Grantee		City and County of San Francisco		Grant Number B-88-MC-06-0016		Period Covered From Jan. 1, 1988 To Dec. 31, 1988		CDBG Amount		Accomplishments/Status	
Activity Number	Activity Name, Description and Location	Mo/Yr. Activity Funded	Low/Income Funded	Ur. Shr.	Expend This Period	Total Expend to Date	Unliquidated Obligations	Unobligated Balance	Activity Codes		
a	b	c	d	e	f	g	h	i	j	k	l
3	<b>PUBLIC SERVICES (cont.)</b>										
	CHILDREN'S COUNCIL OF SAN FRANCISCO 1435 Market St. 94102 CT 176 [301-93] Technical assistance contacts with 240 potential, and 240 existing child care providers.	1/88	c		25.8	25.8	4.9	0	A,D		Provided technical assistance to 250 potential, & 633 existing providers.
	WHITNEY YOUNG CHILD DEV. CENTER 100 Whitney Yng. Cir. 94124 CT 231 [301-32] Full-time childcare services for 60 children between 2 and 6 years.	1/88	c		83.9	83.9	15.2	0	A,D		Provided full-time child care for 134 children.
	YOUNG COMMUNITY DEVELOPERS 1715 Yosemite Ave. 94124 CT 233 [301-36] Job placement services for 65 L/M income residents.	1/88	c		20.1	20.1	2.3	0	A,D		Provided placement of 71 into jobs.
	HAIGHT ASHBURY COMMUNITY CENTER 1833 Page St. 94117 CT 166 [301-83] After-school services to 48 L/M children; and job referral to another 360 L/M residents.	1/88	c		16.3	16.3	0	0	B,D		Provided after-school services to 48 children; job referrals to 378 L/M residents.
					Total	Total	Total	Total	Total	Total	Total
					146.1	146.1	22.4	0			



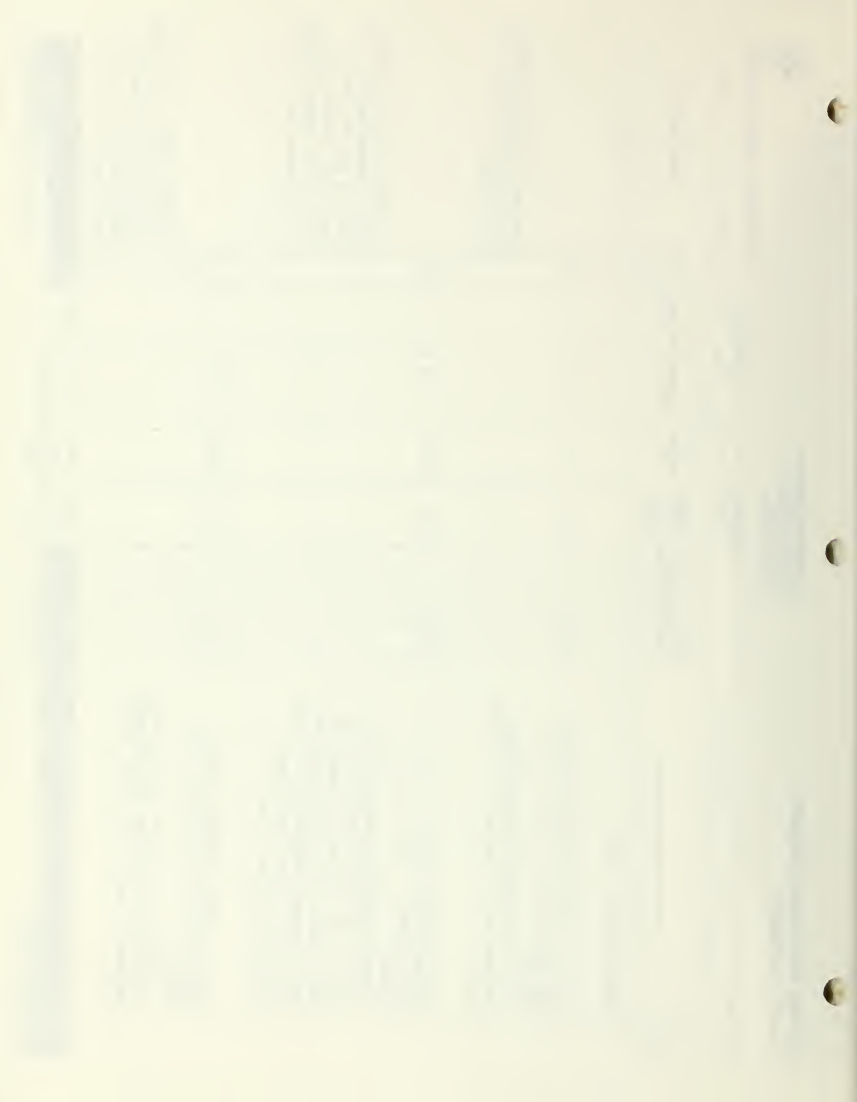
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U.S. Department of Housing  
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OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee		City and County of San Francisco		Grant Number B-88-MC-06-0016		Period Covered From Jan. 1, 1988 To Dec. 31, 1988		CDBG Amount		Accomplishments/Status	
Activity Number	Activity Name, Description and Location	Mo/Yr Activity Funded	Low Income Mod English Need	Un- der- Served	Expenditures This Reporting Period	Total Expenditures To Date	Unliquidated Obligations	Unobligated Balance	Activity Codes		
a	b	c	d	e	f	g	h	i	j	k	l
3	PUBLIC SERVICES (cont.)										
	AUDREY L. SMITH DEVELOPMENT CENTER 1050 McAllister St. 94115 CT 161 [301-55] Daily educational and nutritional services to 45 children of L/M income families.	1/88 c				73.2	73.2	0.5	0	A,D	Provided daily educational and nutritional services to 42 children.
	MISSION READING CLINIC 2703 Folsom St. 94110 CT 203 [301-42] Provide remedial services to 90 students; counseling/vocational ser- vices to 55; instruct 48 inmates & other adults; after-school tutoring for 45; summer program for 55 at-risk youth; and a parent empowerment program for 50 participants.	1/88 c				133.8	133.8	0.0	0	A,D	Provided remedial services to 92; counseling/voc. ser- vices to 56; tutored 52 inmates; after-school ser- vices to 48; summer program for 63; empowerment to 60.
	ELLA HILL HUTCH COMMUNITY CENTER 1050 McAllister St. 94115 CT 161 [301-53] Tutorial services for 30 students; recreational activities for 603 youth and adults; social activities for 50 seniors.	1/88 c				128.5	128.5	13.0	0	A,D	Provided tutorial services for 28 students; recreation services for 983 youth & adults; social activities for 49 seniors.
						Total	Total	Total	Total	Total	Total
						335.5	335.5	13.5	0		



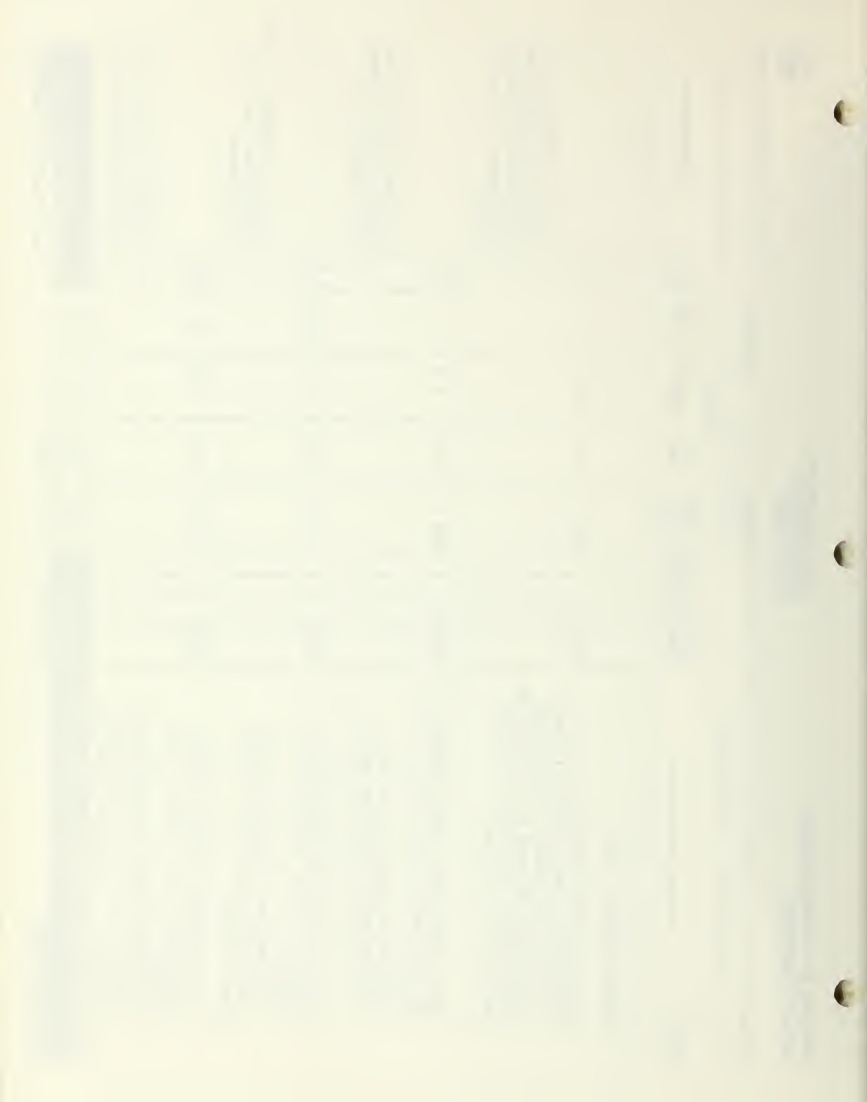
# Grantee Performance Report Activity Summary

U.S. Department of Housing  
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OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee		City and County of San Francisco		Grant Number B-88-MC-06-0016		Period Covered From Jan. 1, 1988 To Dec. 31, 1988					
Activity Number	Activity Name, Description and Location	Mo/Yr. Activity Funded	Low/Sum Mod High Need	U. Sum grants funded	CDRG Amount				Activity Codes	Accomplishments/Status	
					Expanded This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance			
a	b	c	d	e	f	g	h	i	j	k	l
3	<u>PUBLIC SERVICES</u> (cont.)										
	MISSION EDUCATION PROJECTS 3047 23rd St. 94110 CT 229 [301-41] Tutoring 750 students during school year; summer tutoring for 150 children and conducting 12 parent involvement workshops for 70 parents.	1/88 c				204.8	204.8	29.8	0	A,D	Provided tutoring to 719 youths during school year 210 youth during summer; 12 workshops serving 75 parents.
	HUNTERS POINT YOUTH PARK FOUNDATION 200 Middlepoint Road 94124 CT 231 [301-33] Recreation activities for 300 children monthly; tutoring for 20; 4 field trips for 125 children.	1/88 c				168.7	168.7	6.3	0	A,D	Provided 325 recreation; tutoring to 25; 4 summer field trips for 150.
	MISSION RECREATION PROJECTS/CYO 180 Fair Oaks St. 94110 CT 210 [301-51] Recreational activities for 350 youths during school year and 50 during summer.	1/88 c				65.8	65.8	0	55.9	A,D	Provided recreation to 370 during school year; 50 during summer.
	B.T. WASHINGTON COMMUNITY CENTER 800 Presidio Ave. 94115 CT 154 [301-88] Services for 100 L/M seniors; 50 youths; tutoring for 30 students; & recreation for 50 residents monthly.	1/88 c				65.6	65.6	11.8	0	A,D	Provided services to 164 seniors; 72 yths; tutor- ed 54; recreation for 70.
						Total	Total	Total	Total	Total	Total
						504.9	504.9	47.9	55.9		





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Name of Grantee		City and County of San Francisco		Grant Number B-89-MC-06-0016		Period Covered From Jan. 1, 1988 To Dec. 31, 1988		CFRG Amount		Accomplishments/Status	
Activity Number	Activity Name, Description and Location	Mo/Yr Activity Funded	Low/Start/End Mod Budget/Need	Us	Expenditures Through Reporting Period	Total Expenditures to Date	Unliquidated Obligations	Unobligated Balance	Activity Codes		
a	b	c	d	e	f	g	h	i	j	k	l
3	PUBLIC SERVICES (cont.)										
	CHINESE FOR AFFIRMATIVE ACTION 17 Walter U. Lum Place 94108 CT 114 [301-54] Recruit 184 Asian Americans; contact 287 contractors and trade unions; counsel 482 participants; refer 344 to unions; and place 80 in construction related jobs.	1/88 c				67.2	67.2	0	0	A, D	Recruited 113 clients; contacted 336 unions and contractors; counseled and referred 420; & placed 75 into construction jobs.
	CHARITY CULTURAL SERVICES CENTER 827 Stockton St. 94108 CT 113 [301-59] Culinary and restaurant service training to 75 and placement of 75 graduates in permanent jobs.	1/88 c				55.8	55.8	0	0	A, D	Trained 75 and placed 66 graduates in jobs.
	MISSION HIRING HALL 2017 Mission St. 94110 CT 209 [301-46] Supportive services for 602 clients and placement of 141 in jobs.	1/88 c				119.4	119.4	0	0	A, D	Provided supportive services to 691; and placed 175 into jobs.
	MISSION LANGUAGE & VOC. SCHOOL 2929 19th St. 94110 CT 228 [301-48] Vocational ESL clerical training for 128 L/M clients and placement of 82.	1/88 c				214.0	214.0	0.1	0	A, D	Trained and counseled 128 and placed 87 into jobs.
					Total	Total	Total	Total	Total	Total	Total
					456.4	456.4	0.1	0			



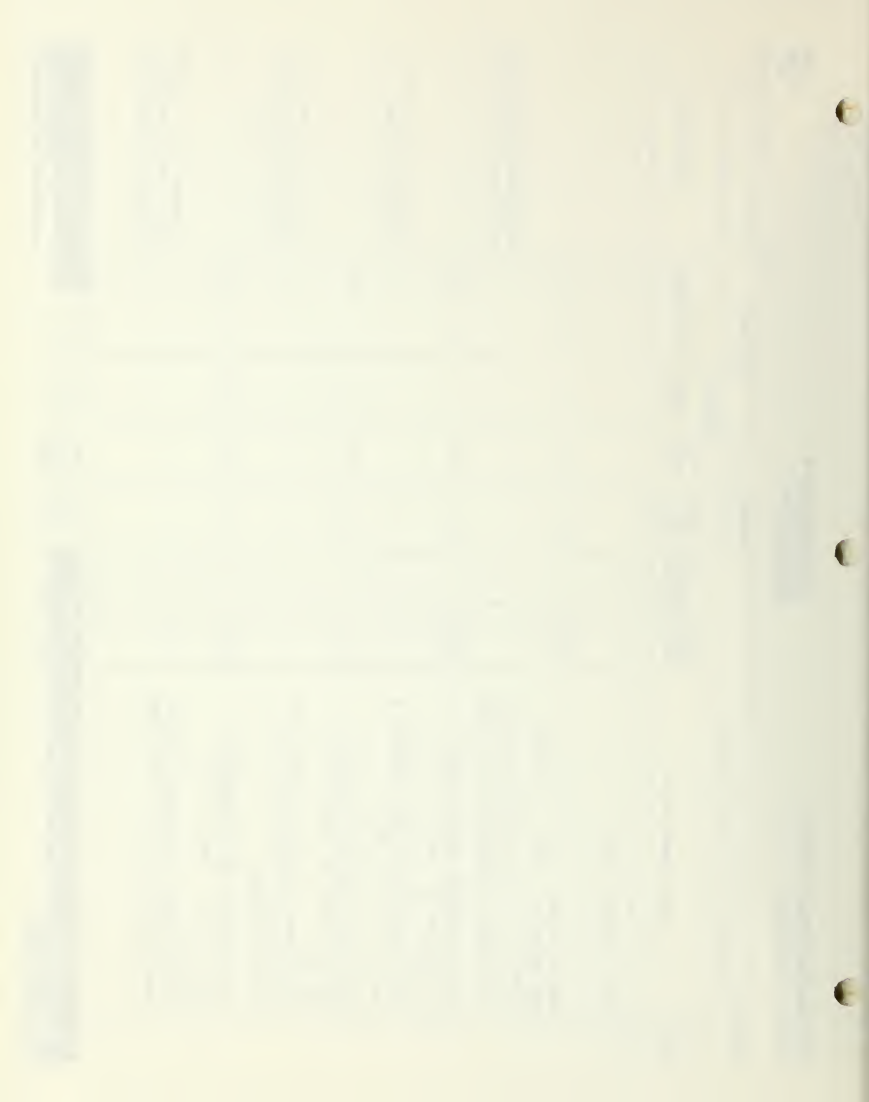
# Grantee Performance Report Activity Summary

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OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee		City and County of San Francisco		Grant Number B-88-MC-06-0016		Period Covered From Jan. 1, 1988 To Dec. 31, 1988		GD&G Amount		Unliquidated Obligations		Unliquidated Balance		Activity Codes		Accomplishments/Status	
Activity Number	Activity Name, Description and Location	Mo/Yr Activity Funded	Mo/Yr Low/Start Mod/End	Un- Liquidated	Expected This Reporting Period	Total Expended to Date	h	i	j	k	l	m	n	o	p	q	r
3	<u>PUBLIC SERVICES</u> (cont.)																
	CAREERS AROUND 1540 Market St. 94102 CT 209 [301-68] Recruitment and training of 78 dis- abled youths, placement of 36 in jobs.	1/88 c			66.4	66.4		0	0.6	A,D							Recruited and trained 96 and placed 62 into jobs.
	CHINESE NEWCOMERS SERVICE CENTER 777 Stockton St. 94108 CT 113 [301-70] Job counseling for 300 immigrants & placement of 52 in jobs.	1/88 c			36.3	36.3		0	0	A,D							Counseled 352 clients & placed 57 in jobs.
	CENTRAL CITY HOSPITALITY HOUSE 146 Leavenworth St 94102 CT 125 [301-73] Employment counseling for 240 youth and placement of 125 in jobs or training programs.	1/88 c			48.8	48.8		0	0	A,D							Counseled 292 youths and placed 183 into jobs or training programs.
	FRIENDS OUTSIDE IN SAN FRANCISCO 2701 Folsom St. 94110 CT 169 [301-75] Enrolled 200 ex-offenders in emp- loyment program and place 100 in jobs.	1/88 c			17.0	17.0		18.1	0.7	B,D							Assessed 200 ex-offenders and placed 63 in jobs. Program suspended 9/88.
										Total	Total	Total	Total	Total	Total	Total	Total
										168.5	168.5	18.1	1.3				







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Name of Grantee				Grant Number		Period Covered		Activity				Accomplishments/Status
City and County of San Francisco				B-88-MC-06-0016		From Jan. 1, 1988 To Dec. 31, 1988		Activity				
Activity Number	Activity Name, Description and Location	Mo/Yr Activity Funded	U- Low/Income Mod Budget Need	Expend This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unliquidated Balance	Activity Codes				
a	b	c	d	e	f	g	h	i	j	k	l	
3	PUBLIC SERVICES (cont.)											
	OPERATION CONCERN 1853 Market St. 94103 CT 202 [301-84] Psychotherapy services for 360 duplicated clients annually.	1/88 c		59.0	59.0	0	0	A, D			Provide psychotherapy services to 517 clients annually.	
	LA CASA DE LAS MADRES (Location Confidential) CT 176 [301-69] Shelter services for 375 women, and child care for 200 children.	1/88 c		32.9	32.9	7.0	10.0	A, D			Provided shelter for 215 women monthly, and child care for 121 children.	
	CALIF. ASSOC. FOR HEALTH, EDUCATION EMPLOYMENT AND DIGNITY 4938 Third St. 94124 CT 230 [301-35] Provide 19,800 food packages to 950 families monthly, refer 600 for services, and conducts 2 nutrition workshops serving 500.	1/88 c		118.2	118.2	1.3	0	A, D			Provided 21,852 food packages to 12,345 families monthly, referred 1,379 and conducted 2 workshops for 951 clients.	
				Total	Total	Total	Total	Total	Total	Total	Total	
				210.1	210.1	8.3	10.0					





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Activity Number	a	Activity Name, Description and Location	b	Mo/Yr. Activity Funded	c	Low/Mod Bldg/Hd	d	e	f	g	h	Total Expended to Date	i	Unobligated Balance	j	k	l
3		PUBLIC SERVICES (cont.)															
		LYON-MARTIN WOMEN'S HEALTH SERVICES 2460 Mission St. 94110 CT 208 [301-66] Health care services for 1,794 women and follow-up for 475 clients.															
		CITY CELEBRATION Fort Mason, Bldg. A 94123 CT 107 [301-61] Provide 152 free performances, 783 honoraria to 362 artists, employ 362 artists.															
		HUNTERS POINT BOYS CLUB 729 Kirkwood 94124 CT 231 [301-96] Provide tutorial & rec. services to 100 students; promote gardening to 70 participants.															
		MISSION NEIGHBORHOOD CENTER 534 Precita Ave. 94110 CT 0251 [301-97] Provide recreation to 176 students during school year, 56 during summer.															
				Total	171.8					Total	171.8	Total	3.2	Total	0		



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Activity Number	Activity Name, Description and Location	Mo/Yr. Activity Funded	Low/Mod Bright/Need	Un- Sum/ment Bright/Need	Expend This Reporting Period	Total Expend to Date	Unliquidated Obligations	Unobligated Balance	Activity Codes								
a	b	c	d	e	f	g	h	i	j	k	l						
3	<u>PUBLIC SERVICES</u> (cont.)																
	OMI COMMUNITY ASSOCIATION 201 Granada St. 94112 CT 312 [301- 98] Provide job readiness training to 100 youths and place 50 in jobs.	1/88 c				28.8	28.8	6.2	0	A, D					Provided training to 147 and placed 65 in jobs.		
	SAN FRANCISCO FOOD BANK 333 Illinois St. 94107 CT 607 [301- 01] Distribute 600,000 lbs. of food to 100 agencies serving 13,500 persons.	1/88 c				12.5	12.5	0	0	A, D					Distributed 783,815 lbs. to 100 agencies serving 42,128 needy residents.		
	THIRD BAPTIST CHURCH 1341 McAllister St. 94115 CT 161 [301- 02] Provide 45 Ethiopian refugees ser- vices and place 36 in jobs.	1/88 c				26.6	26.6	0	0	A, D					Provided services to 52 Ethiopians and placed 36		
	YOUTH FOR SERVICE 25 - 14th St. 94103 CT 177 [301- 03] Recruit and train 128 students annually.	1/88 c				10.0	10.0	10.0	0	A, D					Recruited and trained 3 students.		
1587A	SUBTOTAL					77.9	77.9	16.2	0								
						Total 2427.1	Total 2427.1	Total 159.3	Total 70.1								



**U.S. Department of Housing  
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CITY and COUNTY OF SAN FRANCISCO		B-88-MC-06-0016		CDBG Amount		From 1/1/88		To 12/31/88	
Activity Number	Activity Name, Description and Location	Mo/Yr Activity Funded	Ur- Low/Sum gent Mod Bgh/Need	Expend ed This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance	Activity Codes	Accomplishments/Status
4	URBAN RENEWAL COMPLETION	c	d	e	f	g	h	i	j
4.1	Western Addition, A2, 94115, 94109, 94102 94117 CI 0151, 0152, 0155, 0158-0161 (66%, 57%, 71%, 78%, 56%, 59%, 85% L/W) <u>Disposition</u>	1/88 <sup>a</sup>		1414.5	1414.5	29.3	537.8	B, D	Conveyed 2 bldgs containing six DUs; associated notified public hearings completed captured 1 DU for market under Affordable condo program
	Property Conveyance - Buildings								Conveyed 1 vacant parcel containing 12,375 sq.ft. development of 25 DUs for income physically handicapped households. (Serra House)
	Property Conveyance - Vacant Land								Provided \$250,000 additional money for architectural elements of these 25 Section units; construction scheduled for completion by June 1
	Construction of Low/Moderate Units								Program established job to conduct tutorial workshops trades and serviced 1,114 clients, placed 282 in construction jobs.
	Affirmative Action Clearinghouse Construction Coordinating Program								
		Total		1414.5	1414.5	29.3	537.8		

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Form HUD-5498.2 (4-88)

ref. 24 CFR part 570 and handbook 6510.2

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Name of Grantee		Grant Number		Period Covered		CDRG Amount		Activity Codes		Accomplishments/Status	
CITY and COUNTY OF SAN FRANCISCO		B-88-MC-06-0016		From 1/1/88		To 12/31/88					
Activity Number	Activity Name, Description and Location	Mo/Yr Activity Funded	Low/Sum/Mod/High/Need	Un-Expended This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance	Activity Codes	Accomplishments/Status		
a	b	c	d	e	f	g	h	i	j	k	l
4.1	Western Addition, A-2 (cont'd) <u>Disposition</u> (cont'd)  Affirmative Action - 9 Developments										Captured 67 construction jobs; provided continuous construction monitoring of 11 new construction sites (\$177million), major OPA sites (\$27million) and rehabilitation sites (\$6.7million).
	Architecture, Engineering & Affirmative Action - All construction Sites and Contracts										Monitored eight (8) construction sites, 13 rehabilitation construction sites, 21 major OPA sites and three site improvement contracts. For design compliance and affirmative hiring. Construction was complete at 4 new construction sites (\$2.7 million) and 18 rehabilitation sites (\$3.8 million).
	Additional exterior features for Serra House - 25 L/M units										Authorized disbursement of \$250,000 for additional architectural features to development, work underway.





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Name of Client		Grant Number		Period Covered		To 12/31/88				
CITY and COUNTY OF SAN FRANCISCO		B-88-MC-06-0016		From 1/1/88						
Activity Number	Activity Name, Description and Location	Mo/Yr Activity Funded	Ur- Low/Sum- gent Mod Brght/Need	CDBG Amount				Unobligated Balance	Activity Codes	Accomplishments/Status
				Expenditures This Reporting Period	Total Expended to Date	Unliquidated Obligations				
a	b	c	d	e	f	g	h	i	j	k
4.1	Western Addition, A-2 (cont'd) <u>Disposition</u> (Cont'd)									
	Construction of Market Rate Units (includes major OPAs)									Construction was completed 268 DUs at four locations. Construction continued until on 1,316 DUs at five locations (254 of these units designed for low-moderate income housing).
	New Construction, Commercial Space (includes major OPAs)									Construction was completed 146,914 sq.ft. of commercial space at three locations. 133,000 sq.ft. was under construction at two locations and 40,275 sq.ft. was planned for two locations is planned for a 35 space parking lot.
	New Construction, Public and Institutional (includes major OPAs)									Construction was completed 15,000 sq.ft. of public space at one location; 260,390 sq.ft. is scheduled to start at two locations.
				Total		Total		Total		

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Form HUD-4949.2 (4-88)  
ref. 24 CFR part 570 and Handbook 6510.2



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CITY AND COUNTY OF SAN FRANCISCO										Grant Number	Period Covered		To 12/31/88	
Name of Grantee										B-88-MC-06-0016	From 1/1/88			
Activity Number	Activity Name, Description and Location	Mo/Yr. Activity Funded	Ur. Low/Sum. Mod. Bgh/Need	Expend. This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance	Activity Codes	Accomplishments/Status	CDBG Amount				
										c	d	e	f	g
4.1	Western Addition, A-2 (cont'd) <u>Disposition</u> (cont'd) Technical Assistance to 34 subsidized housing developments (3,542 units)												Provided ongoing technical assistance to 34 housing developments, the Master Plan of the Affordable Housing Program	
	Technical Assistance to two major developments in Fillmore Center - 254 set aside units												Provided technical assistance to the two major developments currently under construction in the Fillmore Center to ensure affordability and capture 254 set aside units for moderate income families	
	Housing Marketing - 1,320 DUs in Six Developments												Preparation and review, development of marketing materials for housing developments underway.	
	Notification to Certificate Holders of available affordable housing City-wide - 2,137 DUs in Six Developments												Captured 57 dwelling units of displaced households and through December 1988.	
										Total	Total	Total	Total	

Form HUD-9499.2 (4-88)

ref. 24 CFI part 570 and Handbook 6510.2

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Name of Grantee		Grant Number	Period Covered		CDBG Amount		Activity		Accomplishments/Status	
CITY and COUNTY OF SAN FRANCISCO		B-88-MC-06-0016	From	To	Unobligated Balance	Unliquidated Obligations	Activity Code			
Activity Number	Activity Name, Description and Location	Mo/Yr. Awarded	Low/Mod/High Need	Urgent	Expenditures Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance	Activity Code	
a	b	c	d	e	f	g	h	i	j	
4.1	Western Addition, A-2 (cont'd) <u>Disposition (cont'd)</u> Business Marketing, Fillmore Center								A,D	Preparation and review of marketing materials, with Developer accomplished; leasing of 71,000 sq. ft. of office building nearing completion. Marketing of space under construction under review.
	Economic Development 195,000 sq. ft. in three developments								A,D	Continued contract with local economic Development corporation to assist in loan packaging advisory and tenant improvement services for Fillmore Center developments; contract with (UEDC), consulted with 25 businesses, captured 2,300 sq. ft. of retail space and conducted one workshop.
		Total		Total		Total		Total		



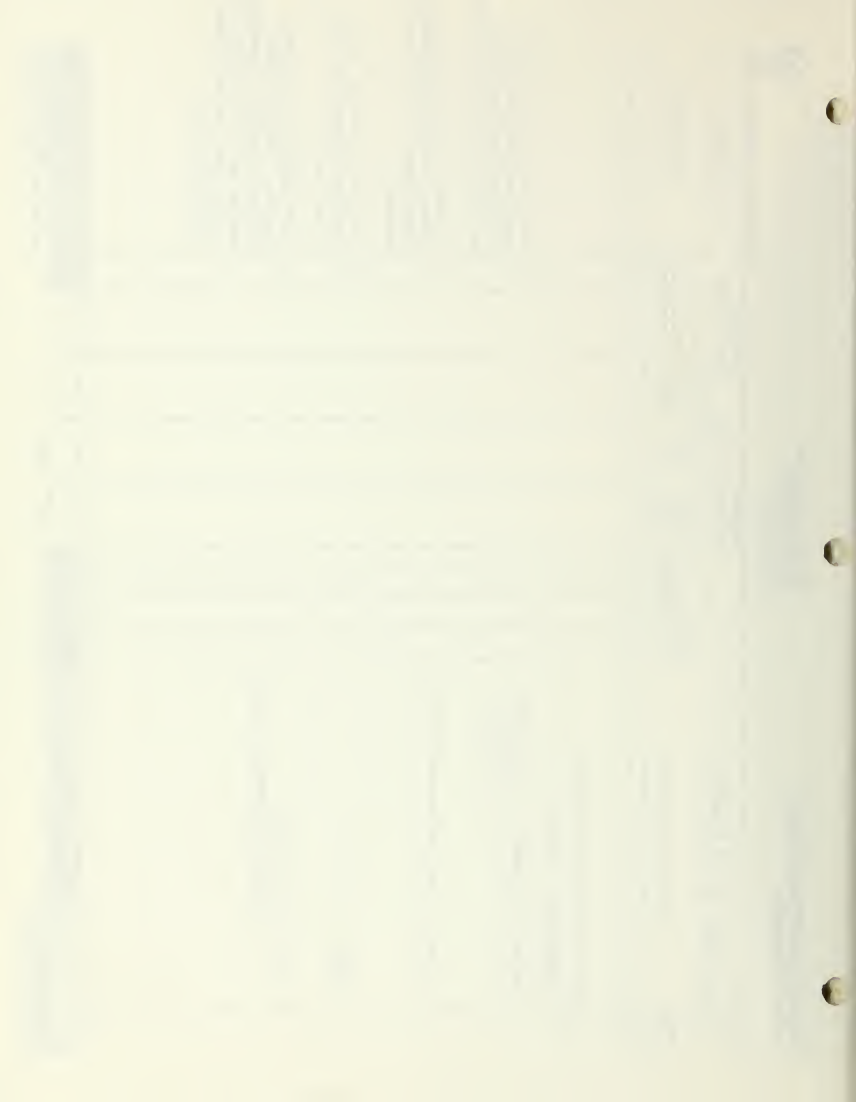
# Grantee Performance Report Activity Summary

U.S. Department of Housing  
and Urban Development  
Community Development  
Block Grant Program



OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee		Grant Number		Period Covered		CDBG Amount		Activity Codes		Accomplishments/Status
CITY and COUNTY OF SAN FRANCISCO		B-88-MC-06-0016		From 1/1/88 To 12/31/88						
Activity Number	Activity Name, Description and Location	Mo./Yr. Activity Funded	Low/High/Mid Need	Un- Low/High/Mid Need	Expended This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance	Activity Codes	
a	b	c	d	e	f	g	h	i	j	k
4.1.1	Western Addition, A-2 (cont'd) <u>Disposition</u> (cont'd) Property Management - 15 Buildings 13 Vacant Parcels								A	Continued to provide maintenance and services to 11 buildings containing 31 DUs and 4.98 acres of vacant land.
	Fillmore Street Maintenance District								A	Continued to provide maintenance of street improvements Establishment of ECR District underway.
	Legal								A	Continued to provide legal services in connection with Project matters.
	Citizen Participation - (11 Major, Neighborhood Groups)								A	Staff attended 25 community meetings through December; provided continuous correspondence on activities within the Project Area, to the various interested groups.
		Total		Total		Total		Total		





# Grantee Performance Report Activity Summary

U.S. Department of Housing  
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Community Development  
Block Grant Program



OMB Approval No. 2506-0077 (exp. 3/31/90)

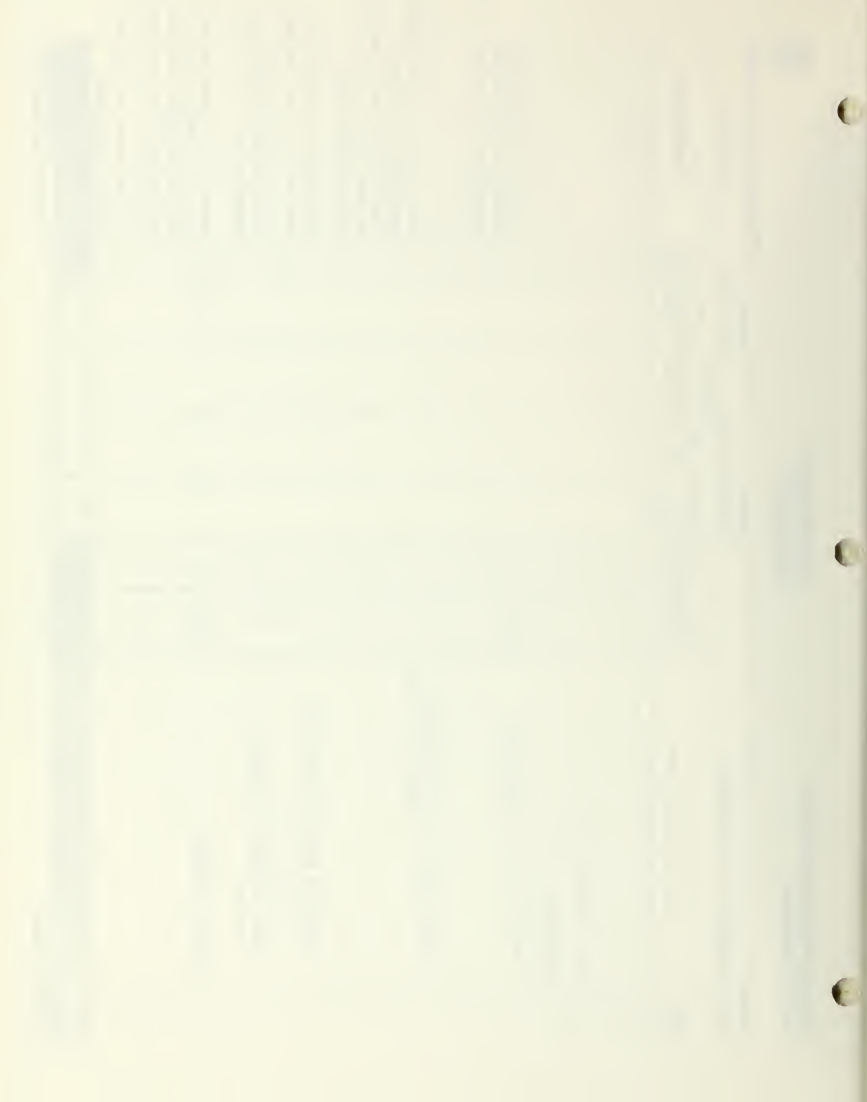
CITY and COUNTY OF SAN FRANCISCO										Grant Number	Period Covered		To 12/31/88		Accomplishments/Status
										B-88-MC-06-0016	From 1/1/88				
										COBG Amount					
Activity Number	Activity Name, Description and Location	Mo/Yr Activity Funded	Low/High/Mid/No Sign/Need	Un-Expended This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unliquidated Balance	Activity Codes				Accomplishments/Status			
a	b	c	d	e	f	g	h	i	j	k	l				
4.1	Western Addition, A-2 <u>Disposition</u> Real Estate - 11 Appraisals	1/88 a								A			Fourteen (14) appraisals ordered and received on disposition parcels and buildings.		
	Advertisement - 4 Vacant Parcels 2 Improved Parcels											Marketing of 1 vacant parcel completed; evaluation of proposals underway. One improved parcel scheduled for marketing early 1989.			
	Economic & Marketing assistance - 1 Parcel											Professional evaluation of proposals received underway.			
	Public Hearings - 14 Public Hearings											Three (3) public hearings accomplished.			
	<u>Survey &amp; Planning</u>	1/88 a		5.1	5.1	5.1	22.1	.5	22.1	A		Expansion of financing resources for Project Activities with Tax Incremental financing; appropriate public hearings accomplished. Pending: Board of Supervisors hearings and budgetary decisions.			
				Total	Total	Total	Total	Total	Total	Total	Total				
				5.1	5.1	0.5	22.1								

Submit this record for 3 years

Previous actions are obsolete

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Form HUD-9449.2 (4-88)  
ref. 24 CFR part 570 and Handbook 6510.2



# Grantee Performance Report Activity Summary

U.S. Department of Housing  
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OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee		Grant Number		Period Covered		CDBG Amount		Activity Codes		Accomplishments/Status	
CITY and COUNTY OF SAN FRANCISCO		B-88-MC-06-0016		From 1/1/88		To 12/31/88					
Activity Number	Activity Name, Description and Location	Mo/Yr. Activity Funded	Low/Mid/High Need	Ur. Need	Expend. This Reporting Period	Total Expended to Date	Unobligated Obligations	Unobligated Balance	Activity Codes	Accomplishments/Status	
a	b	c	d	e	f	g	h	i	j	k	l
4.1	Western Addition, A-2 (cont'd)										
	<u>Rehabilitation</u>	1/88	a		246.4	246.4	132.4	65.6	A		Supervised and monitored construction of 43 DUs in 13 buildings through Dec. 88.
	Starts - 15 DUs in Six Buildings										Rehabilitation work started on 8 DUs in 6 buildings in 1988.
	Completions -										Rehabilitation work was completed on 18 buildings containing 53 DUs through Dec. 88.
	881 Inspections - 60 Buildings										Provided inspection services to 88 buildings through Dec. 1988.
	Seismic Engineering Analysis										Provided seismic analysis to one (1) building containing 6 dwelling units.
	Rehabilitate 8 DUs in one building, convey to S.F. Housing Authority										Rehabilitation work completed conveyance accomplished.
						Total	Total	Total	Total	Total	Total
						246.4	246.4	132.4	65.6		



# Grantee Performance Report Activity Summary

U.S. Department of Housing  
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Community Development  
Block Grant Program



OMB Approval No. 2506-0077 (exp. 3/31/90)

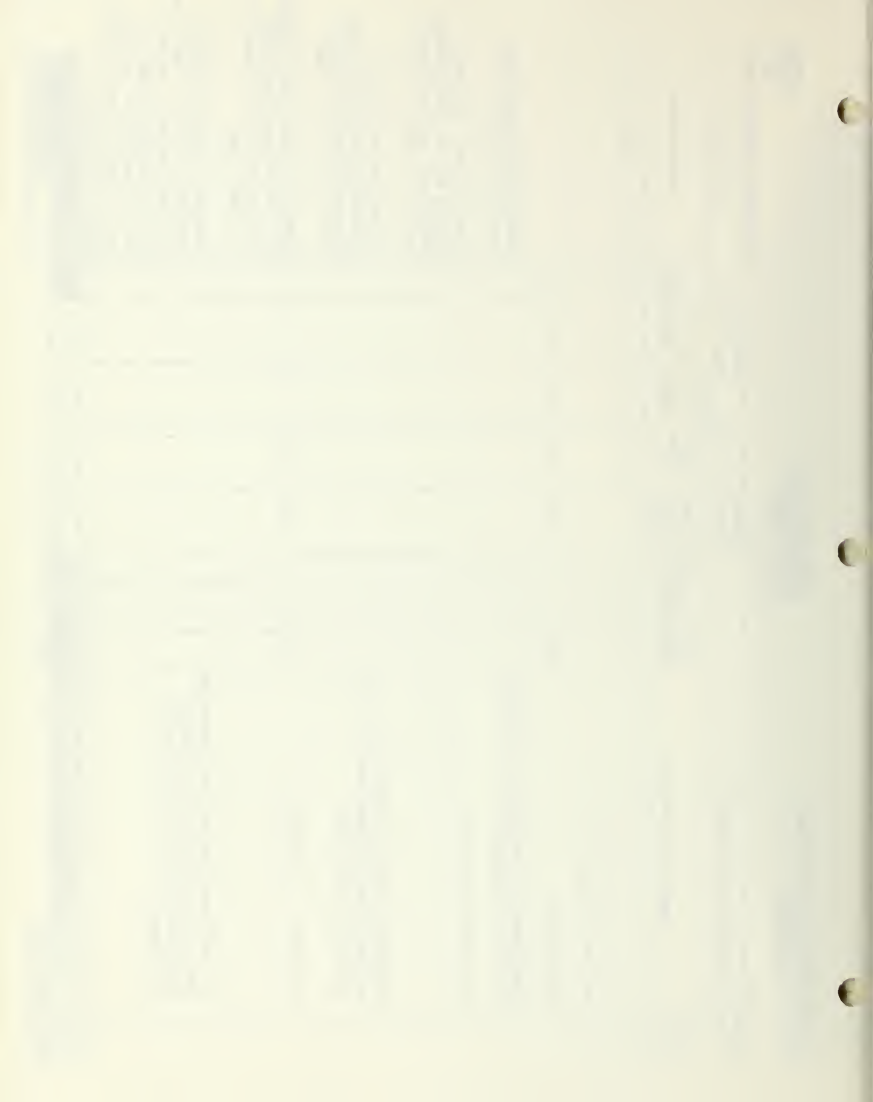
CITY and COUNTY OF SAN FRANCISCO										Grant Number	Period Covered		To 12/31/88		Accomplishments/Status
B-88-MC-06-0016										CDBG Amount		From 1/1/88		Activity Codes	
Activity Number	Activity Name, Description and Location	Mo/Yr. Activity Funded	Low/Blind/Mod High/Need	Ur.	Expenditures This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance	Activity Codes						
a	b	c	d	e	f	g	h	i	j	k					
4.1	Western Addition, A-2 <u>Public Works</u> Landscaping and Irrigation of Van Ness Avenue narrow medians Plant 250 Street Trees  Provide off-site improvements at a 25-unit housing development for the physically handicapped  Clearance - 3 buildings  Soil and water testing for hydrocarbon toxics and underground tank removal as required prior to conveyance for development.	1/88	a			69.9	69.9	224.8	579.3	A	Planning and consultation continued underway.  Approved Letter Agreement delayed due to recent dry conditions; work to res January or February 1989  Preparation of contract documents underway; contract to be advertised and awarded during first half of 1989  Approval of demolition delayed until Developers identified; Offering of parcels scheduled for Summer 1989.  Consultant study of certain locations completed. One indicates source of ground water contamination was site and negligible; results sent to Regional Water Control Board for finding.				
											Total	Total	Total	Total	
											103.7	103.7	224.8	579.3	

Form HUD-688.2 (4-84)

rel. CFR sect 570 and HUD sect 6510.1

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**U.S. Department of Housing  
and Urban Development  
Community Development  
Block Grant Program**



Name of Graduate

Grant Number

Period Covered

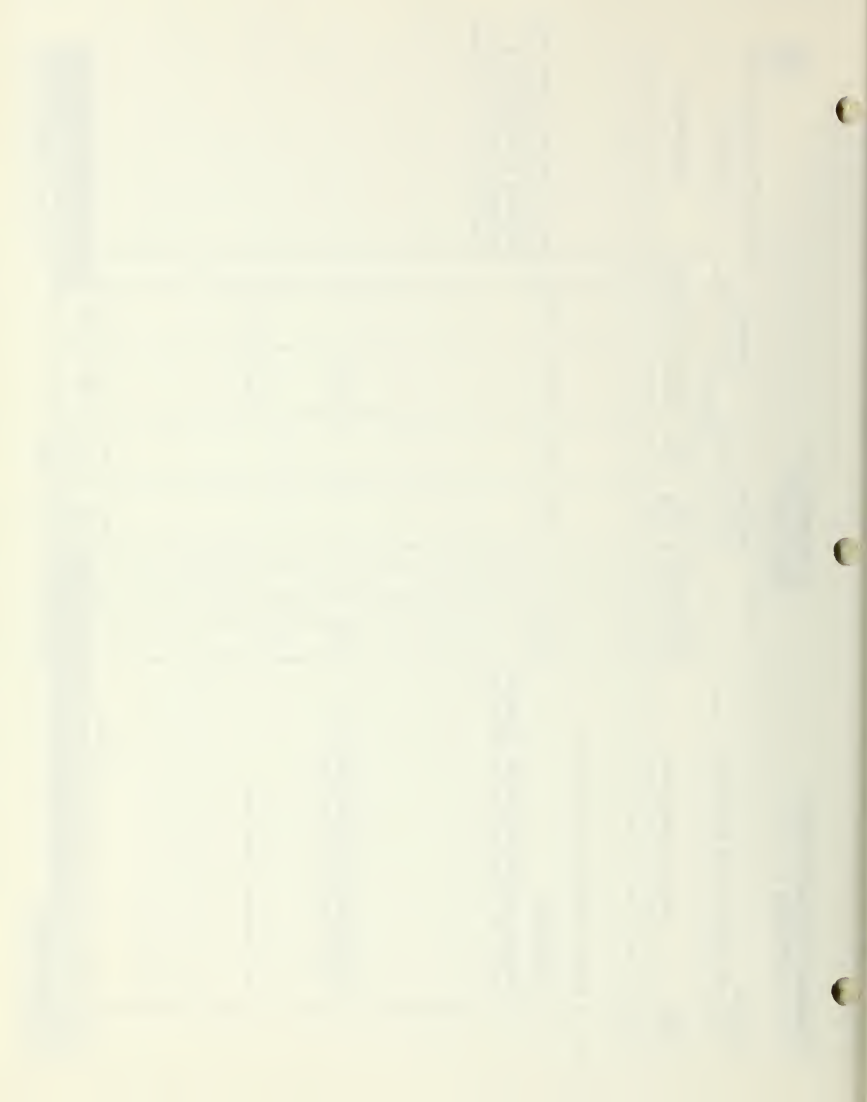
Period Covered

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Activity Number	Activity Name, Description and Location	Mo/No Activity Funded	Mo/No Activity Low/High/Need	Expanded This Reporting Period	CDBG Amount				Activity Codes	Accomplishments/Status	
					Total Expended to Date	Unliquidated Obligations	Unobligated Balance	Activity Codes			
a	b	c	d	e	f	g	h	i	j	k	l
4.1	Western Addition, A-2 (cont'd) <u>Relocation</u> Provide relocation services to households and businesses to be relocated	1/88	a	690.4	690.4	0	690.4	940.3	413.0	A	One (1) household remain temporarily relocated; 5 businesses relocated and 5 businesses and 6 households remain on project work log
	Loan Reserves at Various Banks to Secure rehabilitation loans	1/88	a	0	0	0	0	478.7	0		
	Tax Increment Adjustment							(1806.)	(1617.8)		
	SUBTOTAL			690.4	690.4	0	690.4	(387)	(1204.8)		
				Total	Total	Total	Total	Total	Total		
				2460.1	2460.1	0	0	0	0		

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Form HUD-5498.2 (4-89)  
ref. 24 CFR part 570 and handbook 6510.2





# Grantee Performance Report Activity Summary

U.S. Department of Housing  
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Block Grant Program



OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee			City and County of San Francisco			Grant Number		Period Covered		From Jan. 1, 1988 To Dec. 31, 1988		Accomplishments/Status	
Activity Number	Activity Name, Description and Location	Mo/Yr. Activity Funded	Low/Sum/Mod/Blight/Need	Ur- Sum/Blight/Need	Expend. This Reporting Period	Total Expend. to Date	CDBG Amount			Activity Codes			
							Unliquidated Obligations	Unobligated Balance					
a	b	c	d	e	f	g	h	i	j	k	l		
4.2	Hunters Point NDP, 94124 CT 0608 (100% L/M) Acquisition of Real Property	1/88	a			1.4	1.4	0	60.0	A,D		For related consultant services.	
	Disposition, including real estate commissions and appraisals, advertising, and engineering consultation	1/88	a			483.2	483.2	.7	74.8	A		Related to five sites in Project Area.	
	Planning	1/88	a			16.8	16.8	0	70.4	A,D		Phase I study completed to identify community needs. Awaiting additional data from community prior to activity implementation phase.	
	Site Improvement	1/88	a			653.3	653.3	500.5	469.5	B,D		Morgan Heights project completed.	
	Rehabilitation Expense	1/88	a			16.4	16.4	0	0	A			
	Tax increment adjustment								(506.0)				



# Grantee Performance Report Activity Summary

U.S. Department of Housing  
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OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee		City and County of San Francisco		Grant Number B-88-MC-06-0016		Period Covered 1/1/88 To 12/31/88						
Activity Number	Activity Name, Description and Location	Mo/Yr. Activity Funded (Low/High)	Mo/Yr. Low/High	Un- liquidated obligations	CDBG Amount		Activity Code	Accomplishments/Status				
					Expended This Reporting Period	Total Expended to Date						
4.3	Yerba Buena Center 94103 CT 0176, 0178-0179 (84%, 85%, 88% L/M) DISPOSITION Implementation of Development Program (Central Blocks) for Yerba Buena Gardens	1/88 <sup>a</sup>	c	d	e	f	g	h	i	j	k	Continued implementation of the Disposition and Development Agreement (DDA) with YBC Assoc. (Olympia and York Corp./Harriott Corp.) for a program which includes a hotel, office buildings, housing, retail, amusement, rec- reational, entertainment, cultural and open space. These activities include design review and con- tinuation of design of cultural facilities and the gardens.
	Expansion of George Moscone Convention Center											In November of 1986, San Francisco voters approved the proposal to expand the Moscone Convention Center. The expansion, to be constructed under Central Block 2, will provide an additional 330,000 sq. ft. of meeting rooms and exhibition space. This expansion necessitated the displacement of the parking use originally agreed upon for that site and modifica- tion of the agreement with the developer as well as the design of the gardens and cultural facilities on top. It is anticipated that the construction of the additional convention space will delay completion of the Central Blocks development, approximately two years. Design review completed and all necessary approvals were received.
					Total	Total	Total	Total	Total	Total	Total	
					3850.2	3850.2	2148.2	127.4				



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U.S. Department of Housing  
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Name of Grantee		City and County of San Francisco		Grant Number		Period Covered		CDBG Amount		Period Covered		Activity Codes		Accomplishment/Status	
				B-88-MC-06-0016		From 1/1/88 To 12/31/88									
Activity Number	Activity Name, Description and Location	Mo./Yr. Activity Period	Low/High Income	Un-Subsidized	Expended This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance	Activity Codes						
a	b	c	d	e	f	g	h	i	j						
4.3	Verba Buena Center (continued)  Contracts for outside legal service in connection with analysis of land disposition documents and anticipated litigation as required and completing the leases and agreements included in DDA with YBC Associates.  Marketing of Remaining Parcels (1) Central Block 1:  (2) Parcel 3707-A:  (3) Parcel 3751-H:  (4) Parcel 3722-A & B:  Development activities: 410 market-rate units (of these, 80 are for low/moderate income)														
<p>Attorneys under contract are working on the ongoing issues of implementation.</p> <p>Marketing efforts resulted in:</p> <p>(1) Construction is underway on the 1500 room hotel as approved as part of the DDA.</p> <p>(2) Offering documents were completed and an offering was made for the development of an office building.</p> <p>(4) Negotiations continue with developers for the parking garage and supermarket site.</p> <p>(4) An agreement was reached that a new Museum of Modern Art would be built on this site. A 500,000 sq. ft. office building and 300 units of housing will also be built.</p> <p>Construction is 100% complete and ongoing monitoring of the rent up is required.</p>															



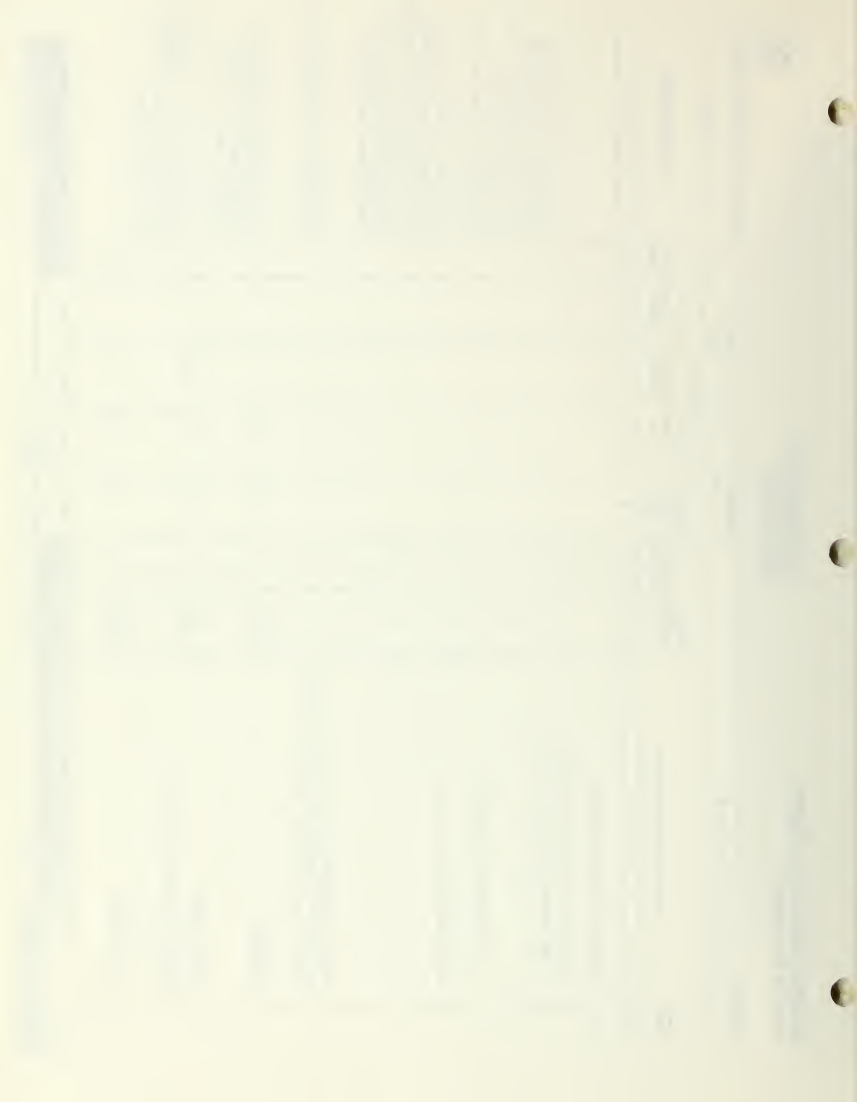
# Grantee Performance Report Activity Summary

U.S. Department of Housing  
and Urban Development  
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Name of Grantee		City and County of San Francisco		Grant Number B-88-MC-06-0016		Period Covered From 1/1/88 To 12/31/88		Accomplishments/Status	
Activity Number	Activity Name, Description and Location	Mo/Yr. Activity Funded	Un- Liquidated Balance	Total Expended This Reporting Period	Total Expended to Date	Unliquidated Obligations	Activity Codes		
a	b	c	d	e	f	g	h	i	j
4,3	Yerba Buena Center (continued) Development activities (continued) 189 low/moderate income units  235 market-rate rental units  Ongoing marketing activities:	1/88	a	11.9	11.9	0	0	A	Construction of this housing development was completed in August and on-going monitoring of the rent-up is required.  Construction continued on this housing development.  Future work includes urban land consulting, re-use appraisals, legal services, review of proposed plans, by design consultants, RBC Gardens disposal costs, economic assistance, marketing and RBC Central Blocks consultants.  Maintenance of Agency-owned properties is an ongoing activity.
	Property Management activities include utilities and telephone, pest control, fencing, sidewalk repair, and craft labor.	1/88	a	26.5	26.5	10.0	0	A	Seven businesses remain to be relocated. Two businesses were relocated and two businesses remain on-sited.  A total of 39 owner participation agreements have been executed in the project area. The rehabilitation of these buildings has been or is being completed.
	<u>RELOCATION</u>	1/88	a	6.8	6.8	0	0	A	
	<u>REHABILITATION</u>								
	Owner participation agreement for rehabilitation								
	<u>SITE CLEARANCE</u>								
				Total	Total	Total	Total	Total	Total
				45.2	45.2	10.0	0	0	0





**U.S. Department of Housing  
and Urban Development  
Community Development  
Block Grant Program**



Name of Contractor

Correct Myself:

-0016

0-400-000-4

Public Control

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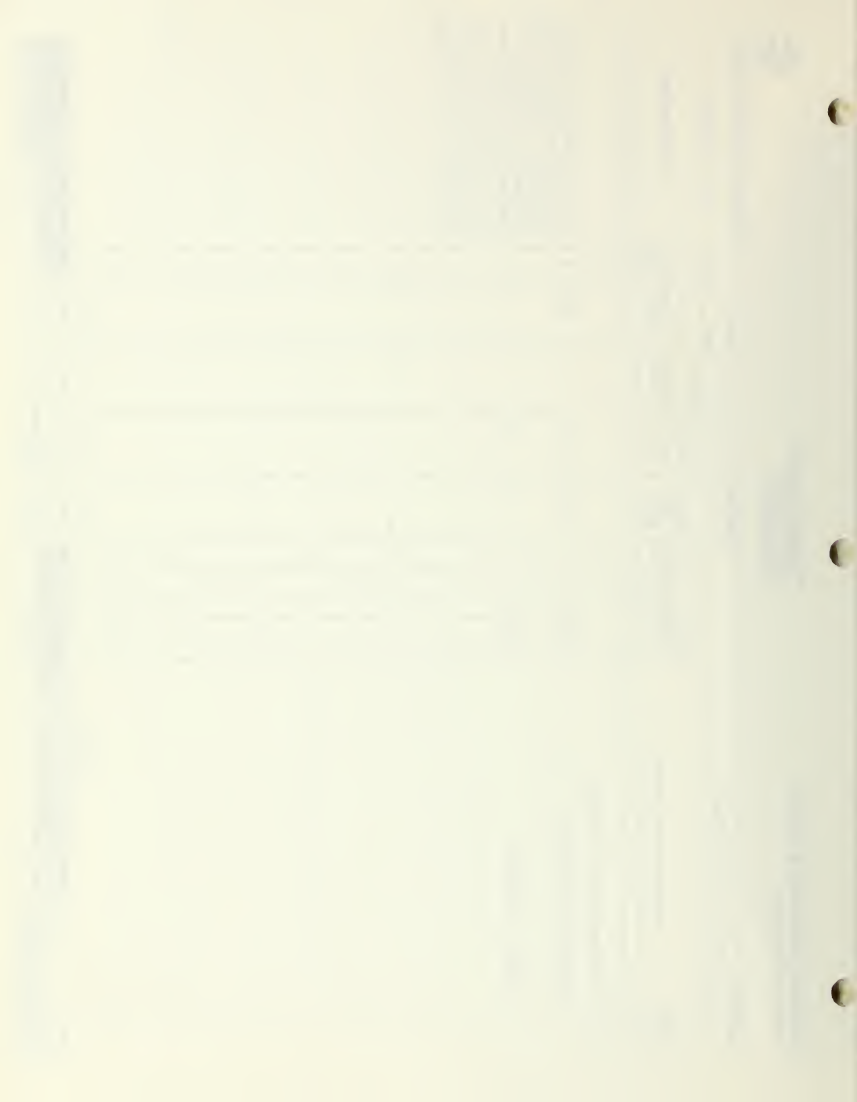
Activity Number	Activity Name, Description and Location	Mo/Yr. Activity Funded	Low/High Mod. Budget/Need	Un-allocated	COBG Amount				Profit	17/1788	Activity Codes	Accomplishments/Status					
					Expend. This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance									
a	b	c	d	e	f	g	h	i	j	k	l						
4.3	Yerba Buena Center (continued) <u>PUBLIC WORKS AND FACILITIES</u>	1/88 a				146.2	146.2	1.7	159.0	A	The Central Blocks DDA requires that the Agency provide certain improvements. The Agency is responsible for construction of improvements. This requires landscape design for park areas and the cultural component, as well as construction work. The Agency has selected consultants for the design of these improvements and design work is under						
	<u>SURVEY &amp; PLANNING</u>	1/88 a				3.3	3.3	0	0	A							
								0	0								
SUBTOTAL												149.5	149.5	1.7	159.0		
												Total	4044.9	4044.9	2159.9	286.4	

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Form HUD-9048.2 (4-88)



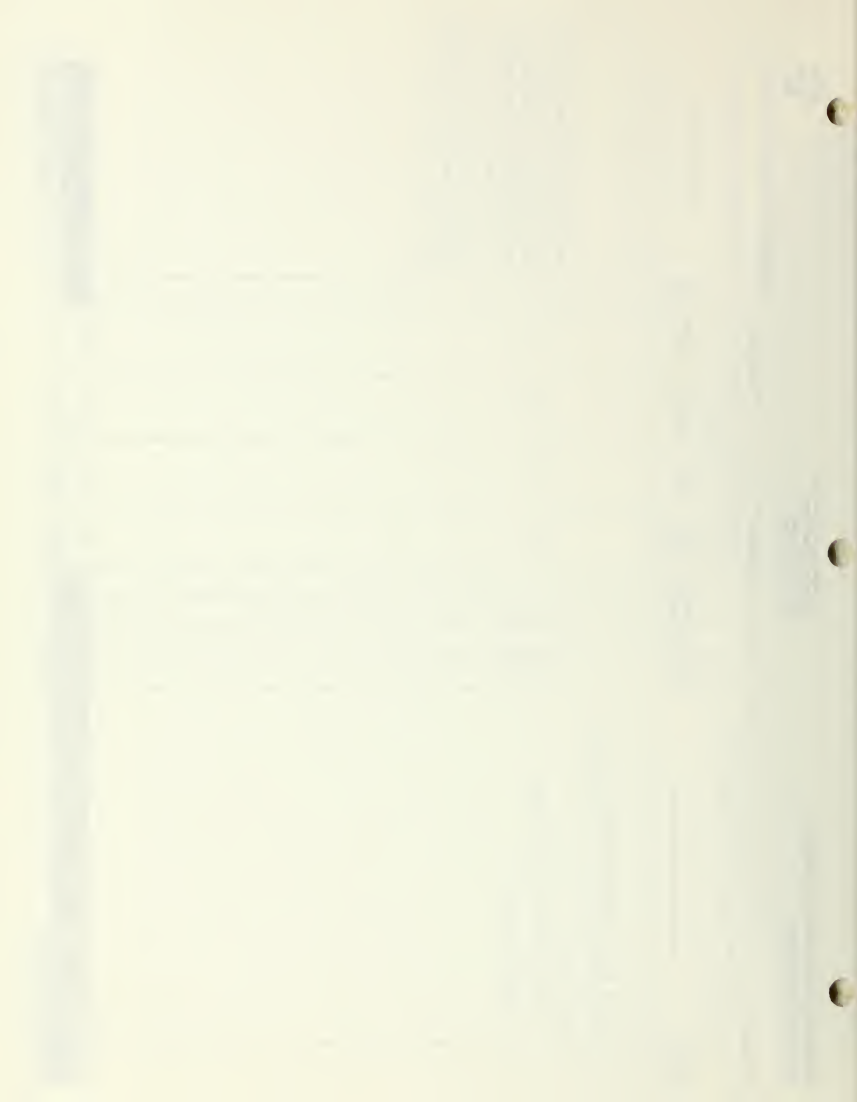
# Grantee Performance Report Activity Summary

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Block Grant Program



OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee		City and County of San Francisco		Grant Number		Period Covered		CDBG Amount		Activity Codes		Accomplishments/Status
Activity Number	Activity Name, Description and Location	Mo/Yr Activity Funded	Mo/Yr Low/High Need	Un-Subsidized	Expenditures This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance	Activity Codes			
a	b	c	d	e	f	g	h	i	j	k		
4.4	India Basin Industrial Park CT 231 (78% L/M)											
	Dispositions											
	Bayview Revolving Loan Fund	1/88	a			68.5	68.5	390.0	0	A		
	Legal Services	1/88	a			0	0	4.0	0	A		
											Completed development of Bay-view Plaza, Mexican Food Products, O'Brien Mechanical, and follow-up on development of Parcel A-6 by Plant Co.	
											Parcel F8(a) Wing Lee Electric Laundry. Conveyed on March 5, 1988. Under construction	
						Total	68.5	Total	394.0	Total	0	



**U.S. Department of Housing  
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Name of Graduate

City and County of San Francisco

Grant Number

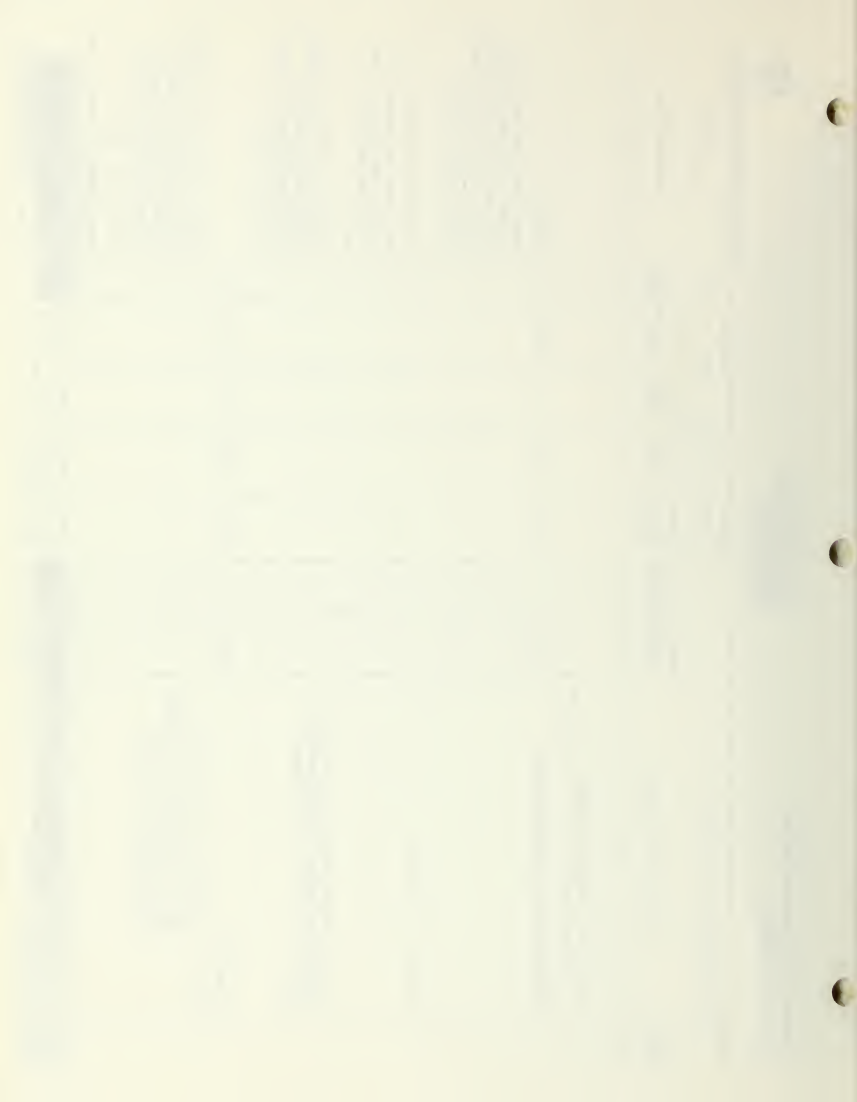
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Revised Contract

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To 12/31/88

Activity Number	Activity Name, Description and Location	Mo/Yr. Low/Sum/Av. Funded	U. Low/Sum/Av. Funded	Expend. Recurring Period	Total Expended to Date	CDBG Amount		Activity Code	Accomplishments/Status
						Unobligated Obligations	Unobligated Balance		
4.5	Rincon Point - South Beach, 94105 CT 0176, 0179, 0607 (84%, 88%, 49% L/M) <u>Acquisition of Real Property/Purchases</u>	1-88	a	54.3	54.3	0	900.0	A	<u>Purchase</u> Agency Commission authorized purchase of an Assessor Block 3793, Lot 2 in Development S through eminent domain proceeding. Agency Commission following required legal procedures.
	<u>Appraisals, Title Search</u>								<u>Title Search &amp; Appraisal</u> Agency completed work on Title Search and appraisals of above site in anticipation of purchase.
	Continue discussion with Cal Trans regarding surplus and purchase of State properties (Including Sites C-1, C-2 and Embarcadero Blvd.)								Legal action pending, Terminating Equipment vs. the City and County of San Francisco and the Redevelopment Agency, in regard to the re-routing of the Embarcadero Roadway.
	<u>Disposition</u>	1-88	a	668.9	668.9	70.3	75.8	A	Site B: Construction continuing on the two office/housing towers. Agency continuing to monitor construction, housing plan and affirmative action activities. Two residential office towers to be opened Fall 1989.
				723.2	723.2	70.3	975.8		Rehabilitation of historic Ri Annex completed.



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Name of Grantee		City and County of San Francisco		Grant Number		Period Covered		OMB Amount		Activity Codes		Accomplishments/Status	
				B-88-MC-06-0016		From 1/1/88 To 12/31/88							
Activity Number	Activity Name, Description and Location	Mo/Yr Activity Funded	Low/Mod High/Need	Ur.	Expended This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance	Activity Codes				
a	b	c	d	e	f	g	h	i	j	k	l		
4,5	Rincon Point - South Beach (continued)												
	Site C-1: (800-room hotel) Continue negotiations with Cal Trans regarding terms of sale to private developer. (4.5 acre Park and 12,000 sq. ft. restaurant) Agency to work with Department of Public Works.										Site C-1 and C-2 Schedule shows roadway completion in 1990. Currently, there is a lawsuit pending. Discussions initiated with State Cal Trans regarding surplus of state-owned property.		
	Site D: (40,000 sq. ft. commercial/office bldgs.) Request pre-construction drawings and negotiate Owner Participation Agreement. Review and discuss pre-preliminary construction drawings.										Site D: Agency Commission denied developer's appeal to construct over 24 ft. height limit. Agency waiting for new proposal. Property of sale.		
	Site E: (15,000 sq. ft. neighborhood commercial and 868 dwellings which include 168 low-income units) Monitor construction, archaeological and affirmative action activities.										Site E: Construction continues on Phase III housing. Phase I and II housing available in May 1988. 250 units are occupied.		
	Site F-1: (24,000 sq. ft. commercial space or 24 dwelling units) Agency-owned parcel to be offered for development.										Site F-1: Agency has prepared RFQ to develop site for housing. Action pending proposed ballpark action.		
	Site F-2: (27,000 sq. ft. commercial space) Request pre-preliminary development proposal/or acquire site for development.										Site F-2: Capetown Warehouse purchased by Hi Iborn Properties. Discussions begun with the Agency.		





U.S. Department of Housing  
and Urban Development  
Community Development  
Block Grant Program

Master of Geriatrics

City and County of San Francisco

Grant Number  
B-88-MC-06-0016

Period Covered	From	To
1970-1971	1970-01-01	1971-01-01
1971-1972	1971-01-01	1972-01-01
1972-1973	1972-01-01	1973-01-01
1973-1974	1973-01-01	1974-01-01
1974-1975	1974-01-01	1975-01-01
1975-1976	1975-01-01	1976-01-01
1976-1977	1976-01-01	1977-01-01
1977-1978	1977-01-01	1978-01-01
1978-1979	1978-01-01	1979-01-01
1979-1980	1979-01-01	1980-01-01
1980-1981	1980-01-01	1981-01-01
1981-1982	1981-01-01	1982-01-01
1982-1983	1982-01-01	1983-01-01
1983-1984	1983-01-01	1984-01-01
1984-1985	1984-01-01	1985-01-01
1985-1986	1985-01-01	1986-01-01
1986-1987	1986-01-01	1987-01-01
1987-1988	1987-01-01	1988-01-01
1988-1989	1988-01-01	1989-01-01
1989-1990	1989-01-01	1990-01-01
1990-1991	1990-01-01	1991-01-01
1991-1992	1991-01-01	1992-01-01
1992-1993	1992-01-01	1993-01-01
1993-1994	1993-01-01	1994-01-01
1994-1995	1994-01-01	1995-01-01
1995-1996	1995-01-01	1996-01-01
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1997-1998	1997-01-01	1998-01-01
1998-1999	1998-01-01	1999-01-01
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2013-2014	2013-01-01	2014-01-01
2014-2015	2014-01-01	2015-01-01
2015-2016	2015-01-01	2016-01-01
2016-2017	2016-01-01	2017-01-01
2017-2018	2017-01-01	2018-01-01
2018-2019	2018-01-01	2019-01-01
2019-2020	2019-01-01	2020-01-01
2020-2021	2020-01-01	2021-01-01
2021-2022	2021-01-01	2022-01-01
2022-2023	2022-01-01	2023-01-01
2023-2024	2023-01-01	2024-01-01
2024-2025	2024-01-01	2025-01-01
2025-2026	2025-01-01	2026-01-01
2026-2027	2026-01-01	2027-01-01
2027-2028	2027-01-01	2028-01-01
2028-2029	2028-01-01	2029-01-01
2029-2030	2029-01-01	2030-01-01
2030-2031	2030-01-01	2031-01-01
2031-2032	2031-01-01	2032-01-01
2032-2033	2032-01-01	2033-01-01
2033-2034	2033-01-01	2034-01-01
2034-2035	2034-01-01	2035-01-01
2035-2036	2035-01-01	2036-01-01
2036-2037	2036-01-01	2037-01-01
2037-2038	2037-01-01	2038-01-01
2038-2039	2038-01-01	2039-01-01
2039-2040	2039-01-01	2040-01-01
2040-2041	2040-01-01	2041-01-01
2041-2042	2041-01-01	2042-01-01
2042-2043	2042-01-01	2043-01-01
2043-2044	2043-01-01	2044-01-01
2044-2045	2044-01-01	2045-01-01

To 12/31/88

Activity Number	Agency Name, Description and Location	Mo/Yr. Low/Sum/Grnt. Funded	U- Low/Sum/Grnt. Budgeted	Expend. To Date	Unliquidated Obligations	Unobligated Balance	Activity Codes	Accomplishments/Status
4.5	Rincon Point - South Beach (continued)							
	Site G: 5242 Dwelling Units & approximately 5,000 sq. ft. of commercial) Review and discuss pre-preliminary development proposal; request pre-construction drawings and draft Owner Participation Agreement.	c	d	e	f	g	h	i
	Site H: (35,000 sq. ft.; rehab. of the two Japan St. warehouses for commercial use) Review, discuss and approve pre-preliminary development proposal. Request pre-construction drawings and draft Owner Participation Agreement.							Site G: Parcel (consisting of two lots owned separately) needs to be aggregated into one development parcel. No activity.
	Site I-1: (200,000 sq. ft. commercial/office space; Oriental Warehouse and a new office building) Review and approve pre-preliminary construction drawings; execute Owner Participation Agreement; request final construction drawings; purchase or force aggregation of Lot 12.							Site H: No activity. Owner/Developer failed to participate.
	Site I-2: (414 Dwelling Units including 120 dwellings for low income and 7,000 sq. ft. commercial) Request final construction drawings; review, discuss and approve construction drawings.							Site I-1: Reliance Development Group is negotiating with the Agency in preparation of development proposals. Includes the Oriental Warehouse, Lot 12 and Site I-1-2 (Lot 20).
	Site I-3: (127 Dwelling Units) Review, discuss and approve a pre-preliminary development proposal. Request pre-construction drawings and draft Owner Participation Agreement.							Site I-2: Construction continuing. 414 units available, with 175 occupied.
								Site I-3: Gallo Salame Co. sold Lot 20 to Reliance Development Group, who are proposing to increase the number of units to be developed to 400.



# Grantee Performance Report Activity Summary

U.S. Department of Housing  
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Community Development  
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OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee		City and County of San Francisco		Grant Number B-88-WC-06-0016		Period Covered From 1/1/88 To 12/31/88				
Activity Number	Activity Name, Description and Location	Mo/Yr Activity Funded	Mo/Yr Low Sum Int'l Began	Mo/Yr Low Sum Int'l Began	OMB Amount			Unobligated Balance	Activity Codes	Accomplishments/Status
					Expanded Reporting Period	Total Expended to Date	Unobligated Obligations			
a	b	c	d	e	f	g	h	i	j	k
4.5	Rincon Point - South Beach (continued)									
	Site J: (177 Dwelling Units and 60,000 sq. ft. of neighborhood commercial) Start construction; monitor archaeology and affirmative action activities.									
	Site K: (127 low/mod. Dwelling Units) Request, review, and approve pre-preliminary development proposal. Request pre-construction drawings and draft Development Sublease Lease.									Site J: Construction underway.
	Site L: (235 Housing Units and 5,000 sq. ft. commercial) Approved pre-preliminary proposal. Begin with tentative new developer of site to determine development concept.									Site K: Request for Qualifications have been distributed to low-income Housing Development Corporations. Proposals received May 6, 1988. Further action pending proposed ballpark proposal.
	Legal Division: On-going legal services, as required for special consultations and in the event of litigation.									Site L: Negotiations stalled; Agency Commission in eminent domain proceedings on Lot 2, a part of Site L.
	Community Services Division: Pro-rate share of Agency costs for property; as-needed on-going and trash and debris collection and miscellaneous and maintenance and repair.									On-going legal services required in regards to the relocation of Port tenants on property leased from the Port; legal counsel necessary regarding eminent domain proceedings. On-going services for Agency-owned parcels.



U.S. Department of Housing  
and Urban Development  
Community Development  
Block Grant Program

Master of Ceremonies

City and County of San Francisco

**Current Membership**

B-88-MC-06-0016

Barbed Covered

To 12/31/88

Activity Number	Agency Name, Description and Location	Mos/Yr: Low/ Med High/Need Funded	U- Low/ Slum Med High/Need	Expend This Reporting Period	Total Expended to Date	CDBG Amount		Unobligated Balance	Activity Code	Achievements/Status
a	b	c	d	e	f	g	h	i	j	k
4.5	Rincon Point - South Beach (continued)  Architecture Division; Urban and Architectural design evaluation of development proposals.									
	Development Division: Economic evaluation of development proposal; undertake property disposition activities; administer option to lease arrangements regarding sites under Port jurisdiction; market acquired private sites; continue discussions with Cal Trans regarding surplusage of State properties.  Project Management: Plan, lead, organize, obtain staff and consultants, implement and control a wide variety of administrative, technical and informational activities.									Emphasis is on the South Beach streets and public plazas, Pier 40, and monitoring of construction activities in the housing sites under construction.
										Developmen:
										- Began analysis of responses RFQ for Site K.
										- Draft RFQ prepared for Site (billboard site).
										- Completed development work associated with eminent domain action associated with Site
										On-going work program:
										Program Quantity
										Housing 2,500 DU's
										Commercial/Retail 1,000,000 sq ft
										Local Streets 6,500 linear feet
										Embarcadero Roadway 800 rooms New
										Hotel 800 rooms New
										Parks 10 acres
										Pier 40 65,000 sq. ft commercial
										commercial parking spaces 400 parking s



**U.S. Department of Housing  
and Urban Development  
Community Development  
Block Grant Program**



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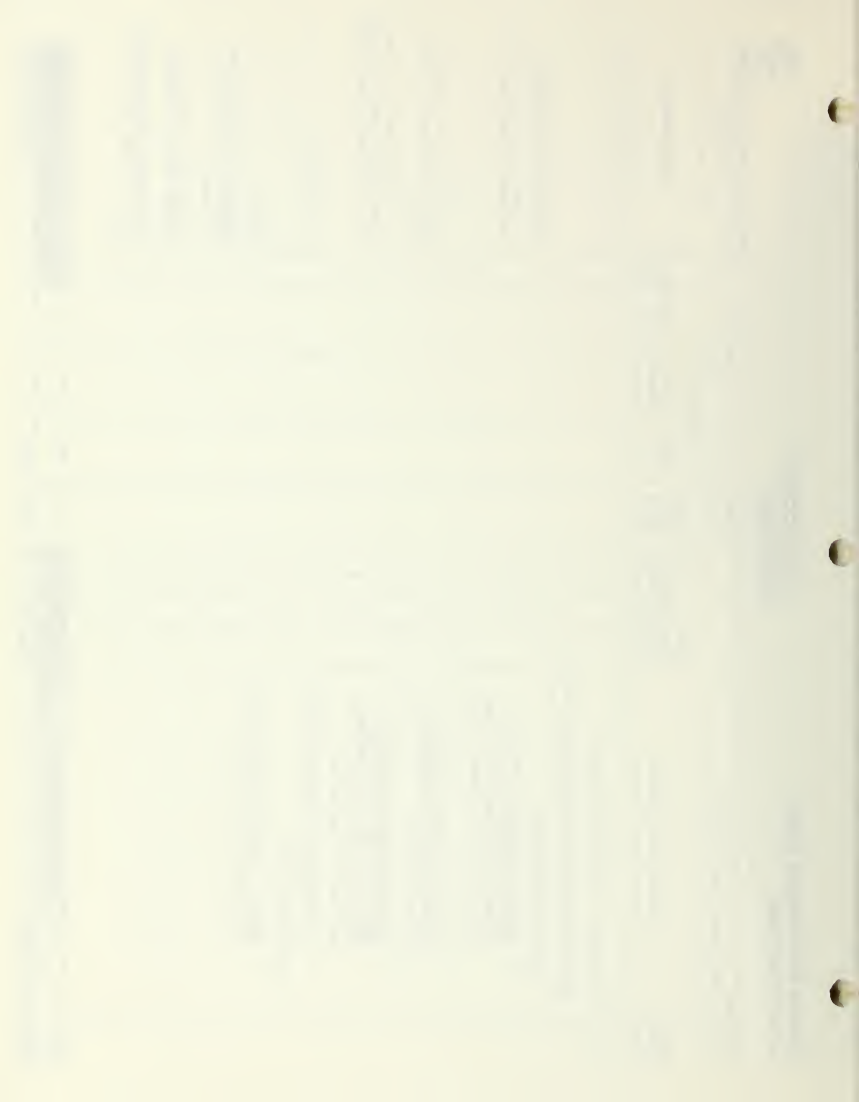
# Grantee Performance Report Activity Summary

U.S. Department of Housing  
and Urban Development  
Community Development  
Block Grant Program



OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee City and County of San Francisco		Grant Number B-88-MC-06-0016		Period Covered From 1/1/88 To 12/31/88		Activity Codes		Accomplishment/Status	
Activity Number	Activity Name, Description and Location	Mo/Yr. Activity Funded	Low/Sum. grants and unfunded	Un- expended This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance	Activity Codes	Accomplishment/Status
a	b	c	d	e	f	g	h	i	j
4.5	Rincon Point - South Beach (continued) Public Works and Facilities Improvements (cont'd.)								
	B. <u>Design and Construction</u>								
	1. Embarcadero Boulevard: Prepare construction drawings and contract documents; obtain construction funds from I-280 Transfer Program or other sources.								Infrastructure Improvements
	2. Rincon Point Streets and Utilities: Prepare construction drawings and contract documents.								2. Program to be included in budget of Department of Public Works.
	3. South Beach Streets and Utilities: Begin preparation of construction drawings and construction documents; obtain construction funds and start construction as appropriate.								3. Assessment District formed for street, utility and park construction. Construction began in 1988.
	4. <u>Soil Engineering &amp; Technical Services</u>								4. No activity.
	C. <u>Boat Harbor and Park</u>								Phase I: Contract I: 700-boat harbor completed in November 1986. 78% occupied. Contract II: Construction of on-shore facilities complete. Contract IIIA - Harbor Amenities: Design finished; contract out to bid.



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Name of Grantee City and County of San Francisco		Grant Number B-88-MC-06-0016	Period Covered From 1/1/88 To 12/31/88		OMB Amount		Activity Codes		Accomplishment/Status	
Activity Number	Activity Name, Description and Location	Mo/Yr Activity Funded	Low/High/Int Med/High/Int	Ur- Low/High/Int Med/High/Int	Expanded The Reporting Period	Total Expended to Date	Unliquidated Obligations	Unliquidated Balance		Activity Codes
a	b	c	d	e	f	g	h	i	j	k
4.5	Rincon Point - South Beach (continued) Public Works and Facilities Improvements (cont'd)									
	2. Phase II - Pier 40 Development and Park: Complete design; develop; complete working drawings; prepare relocation facility for Pier 40 tenants; begin renovation of Pier 40 and shed.									Contract IIB - Pier 42 Bulkhead Bldg.: Pending economic evaluation. Contract IIC - Clear Mooring Piles: Contract to clear mooring piles completed. Phase II Contract 3 - Pier 36 Repair: Agency preparing relocation facility for Pier 40 tenant. Pier 40: Agency analyzing land use changes. Preliminary work completed on possible hotel on Pier 40.
	IV. Clearance									
	1. South Beach Harbor: Prepare relocation facility for Pier 40 tenant.									Port signed lease agreement with Pier 40 tenant to move to Pier 36 replacement facility. Agency working to provide new shed for Pier 36 relocation.
	2. Rail Consolidation (Heavy Rail): Complete final Master Plans for rail system and complete agreements with owners and users for removal and relocation of tracks.									Pending decision by the City regarding I-280 Transfer Concept program.



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Name of Grantee			City and County of San Francisco		Grant Number		Period Covered		To	
					B-88-MC-06-0016		From		12/31/88	
					CDRG Amount					
Activity Number	Activity Name, Description and Location	Mo/Yr. Activity Funded	Low/Mod Income	Ur. Blighted	Expend. This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance	Activity Codes	Accomplishments/Status
a	b	c	d	e	f	g	h	i	j	k
4.5	Rincon Point - South Beach (continued)	1-88	a			81.5	0	1021.8	A, G	Relocation
	V. <u>Relocation</u>									1 businesses added on work- load. 1 businesses vacated. 5 businesses remain on workload.
	VII. Rehabilitation: On-going services as needed regarding building code violations; on-going services as needed.	1-88	a			51.3	0	2.0	A	Rehabilitation
	VIII. <u>Comprehensive Planning</u>									Completed Pier 42 bulkhead building analysis to evaluate rehabilitation vs. demolition.
	Planning: On-going administration and reporting on historic preservation in accordance with the "Memorandum of Agreement" provisions.	1-88	a			12.1	111.8	97.0	A	Major work conducted on development Site E (Bayside Village Apartments) in regards to Archaeological excavation of the site.
	SUBTOTAL					144.9	111.8	1120.8		
						1266.3	667.0	5260.1		



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Name of Grantee		Grant Number		Period Covered		CDRG Amount		Activity Codes		Accomplishments/Status
City and County of San Francisco		B-88-MC-06-0016		From Jan. 1, 1988 To Dec. 31, 1988		Unobligated Balance		Activity Codes		
Activity Number	Activity Name, Description and Location	Mo/Yr. Activity Funded	Low/Sum/cent Mod Budget/Need	Un-Expanded This Reporting Period	Total Expended To Date	Unobligated Obligations	Unobligated Balance	Activity Codes	Activity Codes	Accomplishments/Status
a	b	c	d e f g	h	i	j	k	l	m	n
5	Relocation Central Relocation Services 939 Ellis Street San Francisco, CA 94109 Service and assistance to eligible households	1/88	r	317.4	317.4	0	0	A		Administer 17 relocation payments under the local Special Temporary Rent Assistance Program (STRAP). Carried forward 160 households from 1987 workload and took in 556 referrals from Department of Public Works and Public Health, Mayor's Office and the American Red Cross, of which 580 received counseling and rehousing assistance. There were 136 households carried forward into 1989 and who are receiving continued assistance. 64 inspections were made on replacement housing units.
	Payments and benefits to households displaced by code enforcement activities in Rehabilitation Assistance Program (RAP) areas [102-12]	1/86 c		0	0	36.4	0	A		No activity during 1988.
				Total	Total	Total	Total	Total	Total	
				317.4	317.4	36.4	0	0	0	





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Name of Grantee		City and County of San Francisco		Grant Number B-88-MC-06-0016		Period Covered From Jan. 1, 1988 To Dec. 31, 1988		CDBG Amount		Accomplishments/Status	
Activity Number	Activity Name, Description and Location	Mo/Yr. Activity Funded	Low/Sum/rent Mod/Eligible	Ur-	Expend. This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance	Activity Codes		
a	b	c	d	e	f	g	h	i	j	k	l
6	<u>REHABILITATION</u>										
6.1	<u>SINGLE FAMILY RESIDENTIAL</u>										
	COMMUNITY HOUSING REHABILITATION PROGRAM [103-30] Deferred and amortized loans benefiting low-income single family homeowners.	1/88	H		223.3	223.3	0	62.2	A,D	Lump-sum drawdown. A description of loans provided below.	
	BERNAL HEIGHTS COMMUNITY FOUNDATION 515 Cortland Ave. 94110 CT 0252 [105-45] Assist residents in preparing loan documents and monitoring rehabilitation work. Complete 10 structures.	2/88	H		81.0	81.0	0	1.6	A,D		
	HOUSING CONSERVATION AND DEVELOPMENT CORPORATION 1637 Ocean Ave. 94112 CT 0312 [105-34] Assist residents in preparing loan documents and monitoring rehabilitation work. Complete 24 structures.	2/88	H		147.5	147.5	12.3	0	A,D		
											Completed 2 structures for a total of 4 units 100% occupied by L/M.
											Completed 10 single family structures 100% occupied by L/M.
										Total	Total
										451.8	63.8



# Grantee Performance Report Activity Summary

U.S. Department of Housing  
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Block Grant Program



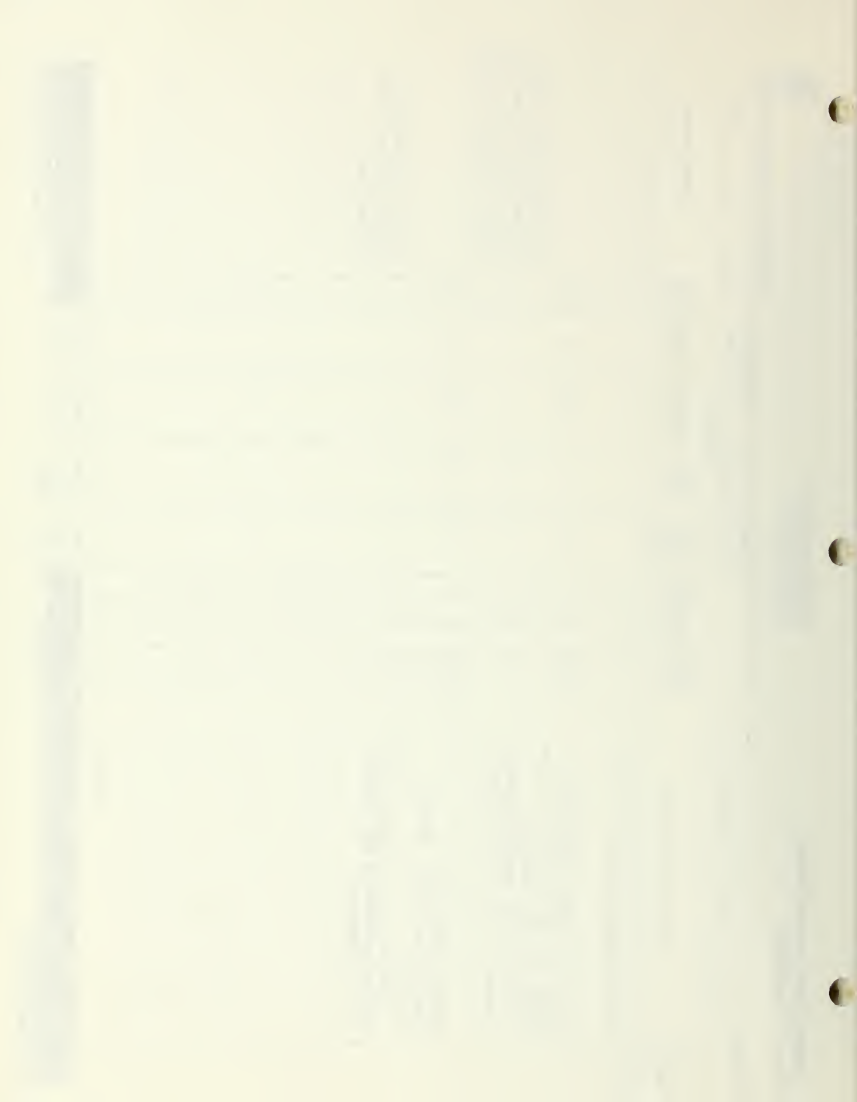
OMB Approval No. 2506-0077 (exp. 3/31/99)

Name of Grantee		City and County of San Francisco		Grant Number B-88-MC-06-0016		Period Covered From Jan. 1, 1988 To Dec. 31, 1988		COBG Amount					Accomplishments/Status
Activity Number	Activity Name, Description and Location	Mo/Yr Activity Funded	Low/Slum/ gent Mod Blight/Need	Un- der- served	Expended This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance	Activity Codes				
a	b	c	d	e	f	g	h	i	j	k	l		
6.1	<u>SINGLE FAMILY RESIDENTIAL (cont.)</u>												
	OCEAN AVE. REHAB. LOAN RESERVE Ocean Ave. By Serra Blvd & Ashton 94112 CT 312 [105-34] Loans for the rehabilitation of commercial store-front properties.	3/78	H		0	0	66.7	0	A, D		Residential Rehab. loan program with 11 loans totalling \$66,650 are still in Wells Fargo as leverage.		
	UCB-CDC POTRERO HILL 1663 Mission Street 94102 CT [105-53] Provide housing-related services to the residents of the Potrero Hill neighborhood.	8/87	H		12.9	12.9	63.5	0	A, D		Agency marketed CHRP Program in Potrero Hill neighborhood.		
	SUBTOTAL				12.9	12.9	130.2	0					
					Total	Total	Total	Total	Total	Total	Total		
					464.7	464.7	142.5	63.8					

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Form HUD-9949 2 (4-89)  
ref 24 CFR part 570 and handbook 6510.2

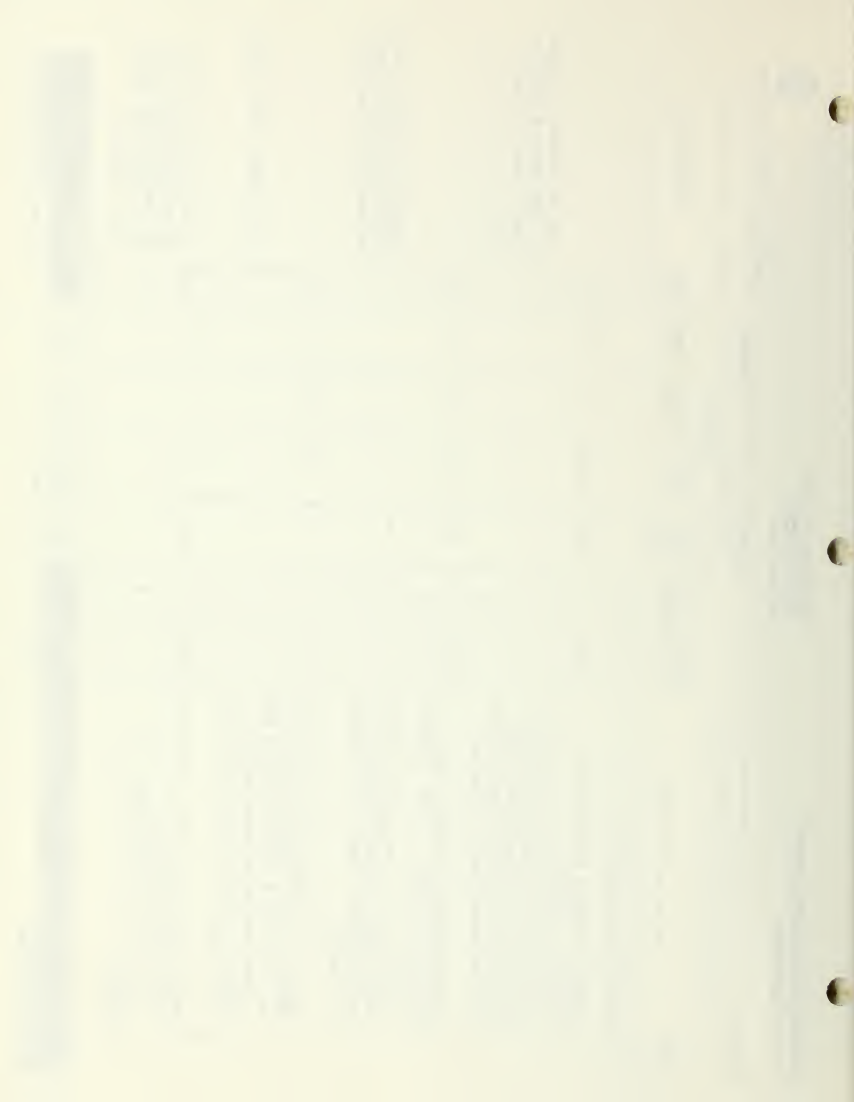


**U.S. Department of Housing  
and Urban Development  
Community Development  
Block Grant Program**



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	Total	Total	Total
3022.6	3022.6	243.2	70.8













# Grantee Performance Report Activity Summary

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Name of Grantee			City and County of San Francisco		Grant Number		B-88-MC-06-0016		Period Covered		From Jan. 1, 1988 To Dec. 31, 1988				
Activity Number	a	b	Activity Name, Description and Location	Mo/Yr Activity Funded	c	Low/Med/High Need	d	e	f	g	h	CDBG Amount			
												Unliquidated Obligations	Unobligated Balance	Activity Codes	Accomplishments/Status
6.2			MULTI-FAMILY RESIDENTIAL (cont.)												
			Haight Street Project, 398 Haight ST. 94117 CT 167 [203-91] Transfer property from subrecipient owner in bankruptcy.	6/87	h					262.8	262.8	0	0	A, D	Property transferred back to City & will be transferred to Tenderloin Neigh. Dev. Corp. for development.
			ASIAN, Inc. 1670 Pine St. 94109 CT 0151 [105-39] [501-43] Agency to rehab 58 units of housing for L/M families.	2/88	h					190.2	190.2	11	.4	A, D	Rehab of 29 units completed in 1988. Construction on 38 units still in progress.
			220 Pierce Street, 94117 CT 0167 [203-83] To transfer property from sub-recipient owner in bankruptcy.	11/87	h					64.0	64.0	0	0		Property transferred back to City & will be transferred to Tenderloin Neigh. Dev. Corp.
			SUBTOTAL (page 88)							517.0	517.0	11.0	0.4		
			SUBTOTAL 6.2 MUL-FAM. RESIDENT.							5622.9	5622.9	486.4	72.0		
										Total	Total	Total	Total	Total	
										6087.6	6087.6	628.9	135.8		



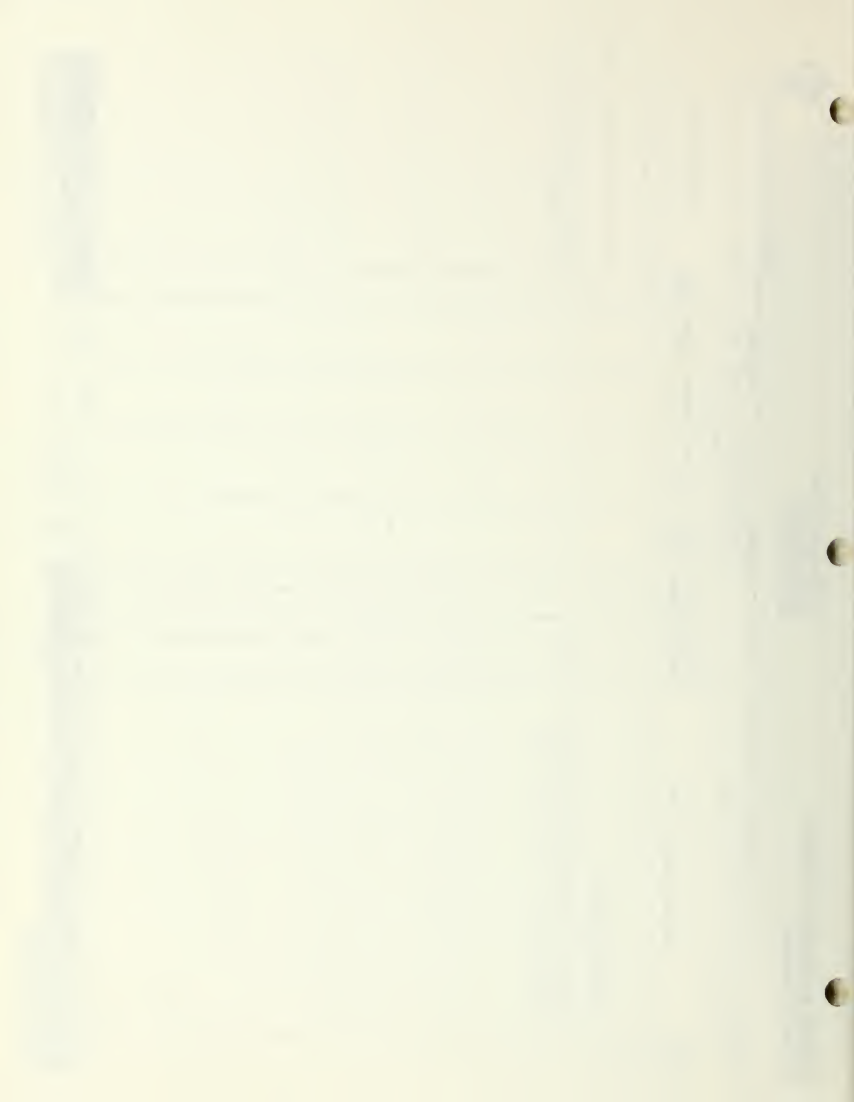
# Grantee Performance Report Activity Summary

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Name of Grantee		City and County of San Francisco		Grant Number		Period Covered		From Jan. 1, 1988 To Dec. 31, 1988		Accomplishments/Status	
Activity Number	Activity Name, Description and Location	Mo/Yr. Activity Funded	Low/Mod High Need	Urgent Need	Expended This Reporting Period	Total Expended to Date	CDBG Amount		Unobligated Balance	Activity Codes	
							Unobligated Obligations	Unobligated Balance			
a	b	c	d	e	f	g	h	i	j	k	l
7	<u>CODE ENFORCEMENT</u> Residential Rehabilitation Assistance Program (RAP) CT 0125, 0171, 0452	1/85	c			0	0	0	0	B, G	No activity planned in 1988. Balance transferred to contingency.
						Total	0	0	0	Total	0



**U.S. Department of Housing  
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Name of Grantee

Grant Number

B-88-MC-06-0016

From J:

, 1988 To Dec. 31, 1988

Activity Number	Activity Name, Description and Location	Mo/Yr. Activity Funded	Un- funded Mod. Bldg./Need	CDBG Amount				Unobligated Balance	Activity Codes	Accomplishments/Status
				Expended Fiscal Reporting Period	Total Expended to Date	Unobligated Obligations				
a	b	c	d	e	f	g	h	i	j	k
8	<u>HISTORIC PRESERVATION</u>  San Francisco Architectural Heritage Loan Pool [307-31]  Program funds to leverage bank funds for rehabilitation loans. Remaining funds sufficient to rehabilitate one unit. More loans will be made as additional funds accumulate.	2/77				0	0	197.0	0	A,  No additional loans closed 18 loans remain outstanding from prior years. No loans were repaid during 1988.
						Total	Total	Total	Total	Total
						0	0	197.0	0	





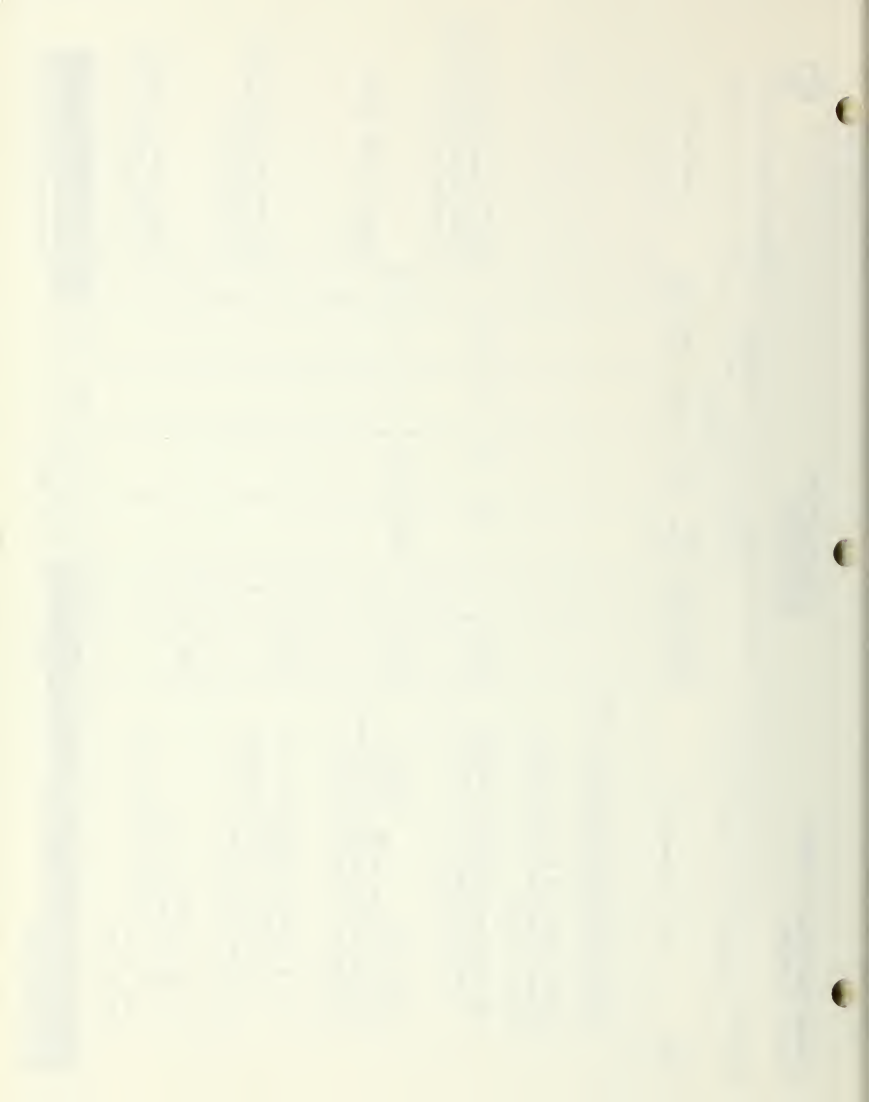
# Grantee Performance Report Activity Summary

U.S. Department of Housing  
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OMB Approval No. 2506-0077 (exp. 3/31/90)

City and County of San Francisco				Grant Number		Period Covered		From Jan. 1, 1988 To Dec. 31, 1988		
B-88-MC-06-0016				COBG Amount						
Activity Number	Activity Name, Description and Location	Mo/Yr Activity Funded	Low/Sum/Mod Eligible	Un-Exp. Period	Expended Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance	Activity Codes	Accomplishment/Status
a	b	c	d e f	g	h	i	j	k	l	
9	<u>DIRECT ECONOMIC DEVELOPMENT ASSISTANCE TO PRIVATE FOR PROFIT ENTITIES</u>  Mayor's Office of Business and Economic Development, 100 Larkin St. 94102 CT 0124  IDA Revolving Loan Fund [402-31] Local share balance of funds for business loans.  ASIAN, INC. [405-32] 1670 Pine Street 94109 CT 0151 Provide special economic development assistance to private for profit entities:  1. L & K Debris Box Services, Inc. 801 Palou St. 94124 Loan to assist with relocation. 3 L/M jobs to be created, 19 L/M jobs to be retained.  2. Hoa An Jewelry 728 Jackson St. 94133 Loan for working capital. 2 L/M jobs to be created, 4 L/M jobs to be retained.	2/88   2/88  6/88  2/88	j   j  j  j	0.0   285.2    285.2	0.0   285.2    285.2	0.0   0    0	399.6       0	A, D   <		



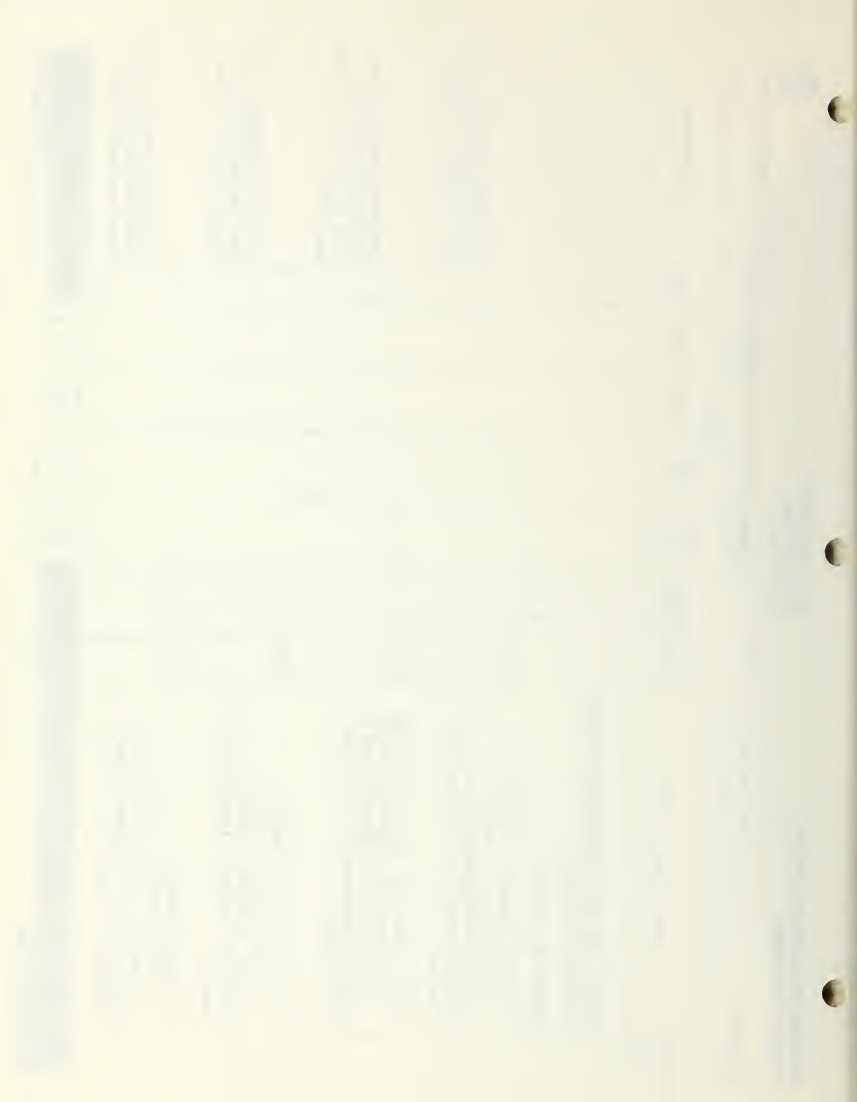
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Name of Grantee		City and County of San Francisco			Grant Number B-88-MC-06-0016		Period Covered From Jan. 1, 1988 To Dec. 31, 1988		COBG Amount					Activity Codes	Accomplishments/Status
Activity Number	Activity Name, Description and Location	Mo./Yr. Activity Funded	Low/Sum/igent Mod/High/Need	Ur- Sum/igent	Expend This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance							
a	b	c	d	e	f	g	h	i	j	k	l				
9	<u>DIRECT ECON. DEV. ASSISTANCE TO PRIVATE FOR PROFIT ENTITIES</u> ASIAN, INC. (cont.)														
	3. Irving Cleaners & Laundry 1356 Irving St. 94122 Loan for equipment purchase. 1 L/M job to be created, 3 L/M jobs to be retained.	4/88	j										Equipment purchased. 1 L/M job created & filled. 3 jobs retained (2 L/M).		
	4. K.K. Chan Corp. dba Ocean Village Restaurant; 655 Folsom St. 94107 Loan to purchase equipment and for leasehold improvements. 38 L/M jobs to be created.	5/88	j										Equipment purchased and improvements made. 25 FT & 7 PT L/M jobs created and filled.		
	5. Post St. Auto Exchange 798 S. Van Ness 94110 Loan to purchase inventory. 1 L/M job to be created, 3 L/M jobs to be retained.	5/88	j										Inventory expanded. 1 L/M job created & filled. 2 jobs retained (1 L/M).		
	6. Ideal Printing, Inc. 94112 5070 Mission St. Loan for working capital & equip- ment purchase. 2 L/M jobs to be created, 10 L/M jobs to be retained.	7/88	j										Equipment purchased. 2 L/M jobs created & filled. 10 jobs retained (9 L/M).		
										Total	Total	Total	Total	Total	
										0.0	0.0	0.0	0.0	0.0	



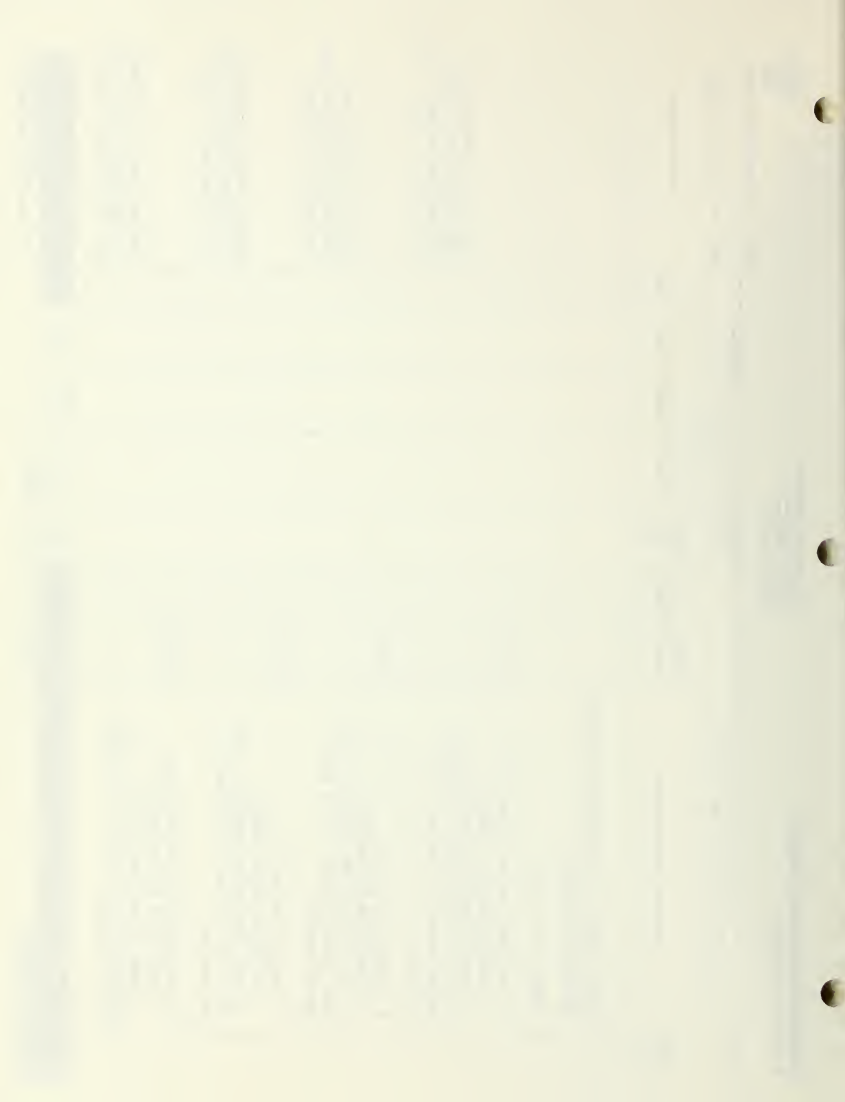
# Grantee Performance Report Activity Summary

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Activity Number		Activity Name, Description and Location		Mo/Yr. Activity Funded		Un- Low/Sum/ grant Mod Right/Need		Expended This Reporting Period		Total Expended to Date		Unliquidated Obligations		Unobligated Balance		Activity Codes		Accomplishments/Status		
a		b		c		d e f		g		h		i		j		k		l		
9	DIRECT ECON. DEV. ASSISTANCE TO PRIVATE FOR PROFIT ENTITIES																			
	ASIAN, Inc. (cont.)																			
	7. Fung Wong Bakery & Restaurant 2943 Mission St. 94110 Loan for equipment purchase & leasehold improvements. 1 L/M job to be created, 6 L/M jobs to be retained.		7/88 j																Equipment purchased and improvements made. One L/M job created and filled. 6 retained (5 L/M).	
	8. Perfect Stitch Co. 2565 Third Street 94107 Loan for working capital. 3 L/M jobs to be created, 16 L/M jobs to be retained.		8/88 j																No jobs created; the company is in default and in legal proceedings.	
	9. Omega Printing Co. 665 Third Street 94107 Loan for working capital. 1 L/M job to be created, 2 L/M jobs to be retained.		8/88 j																Working capital improved. 2 L/M jobs created & filled. 2 retained (1 L/M).	
	10. Versatile of San Francisco 2425 Third Street 94107 Loan for working capital. 15 L/M jobs to be created, 45 L/M jobs to be retained.		9/88 j																Working capital provided. 14 L/M jobs created & filled. 45 L/M jobs retained.	
				Total		0.0		Total		0.0		Total		0.0		Total		0.0		



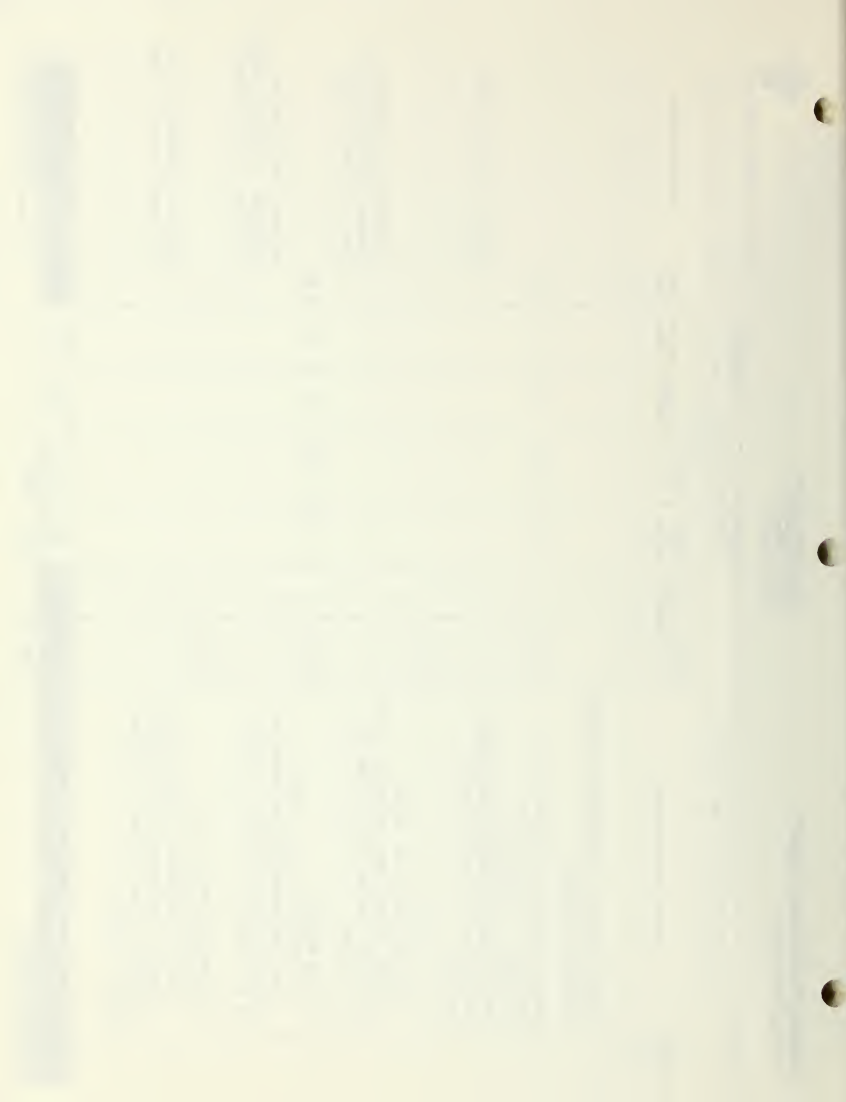
# Grantee Performance Report Activity Summary

U.S. Department of Housing  
and Urban Development  
Community Development  
Block Grant Program



OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee		City and County of San Francisco		Grant Number		B-88-MC-06-0016		Period Covered		From Jan. 1, 1988 To Dec. 31, 1988	
Activity Number	Activity Name, Description and Location	Mo/Yr Activity Funded	Low/Sum/Mod Blight/Need	Uc	Expended This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance	Activity Codes	Accomplishments/Status	
a	b	c	d e f	g	h	i	j	k	l	m	
9	<u>DIRECT ECON. DEV. ASSISTANCE TO PRIVATE FOR PROFIT ENTITIES</u> Mission Economic Development Assc. 987 Valencia Street 94109 CT 0208 [405-34] Provide special economic development assistance to private-for-profit entities:	2/88 j			194.9	194.9	19.3	0	A,D	Closed 10 loans during 1988.	
	1. Copy Graphics 654 California St. 94104 Loan for equipment purchase. 1 L/M job to be created, 1.5 L/M jobs to be retained.	1/88 j								Equipment purchased but company encountered problems, no hires in 1988.	
	2. Auto Motion 185 Bayshore Blvd. 94110 Loan for relocation and expansion. 2 L/M jobs to be created, 1 L/M job to be retained.	7/88 j			34.0	34.0	0	0	A,D	Business relocated and expanded. 1 L/M job created & filled. 1 job retained.	
	3. Esparza's Jewelry 2471 Mission St. 94110 Loan for expansion, lease deposit, equip., furniture, working capital. 3 L/M jobs to be created, 3 L/M jobs to be retained.	9/88 j								Business expanded but no additional hiring in 1988.	
					Total	Total	Total	Total	Total	Total	
					228.9	228.9	19.3	0.0			





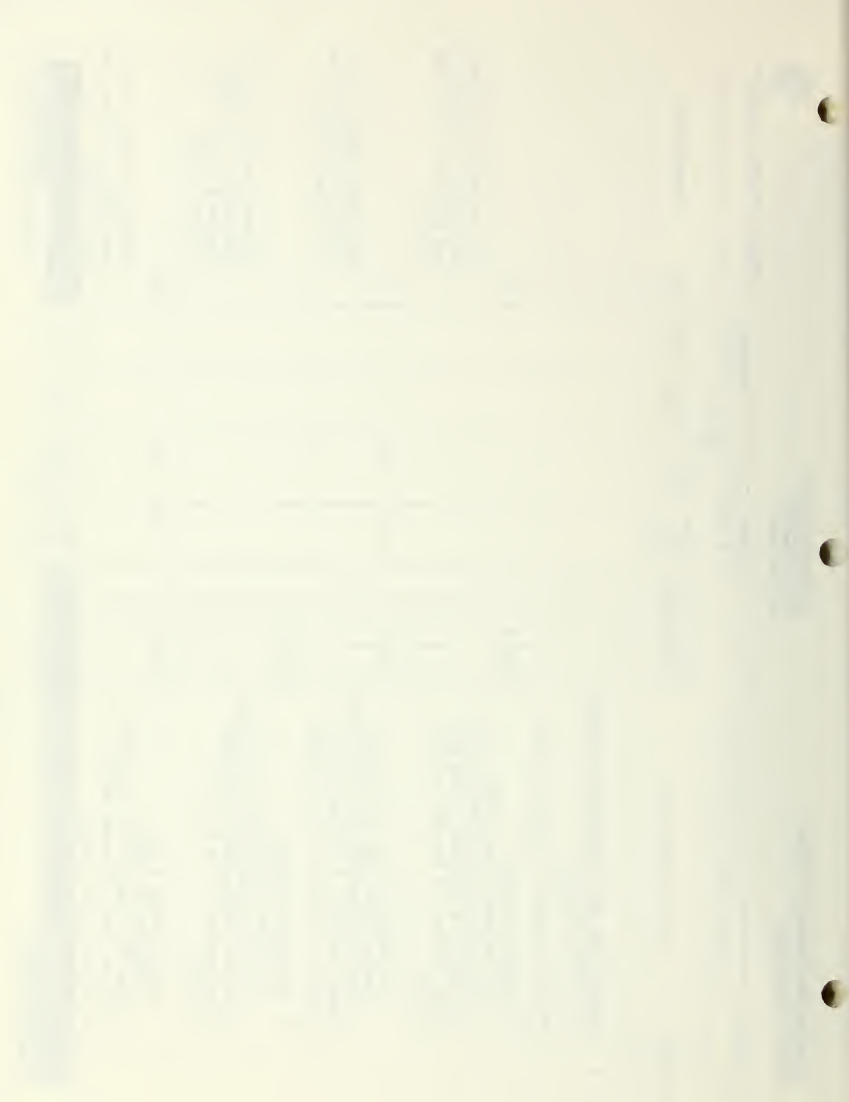
# Grantee Performance Report Activity Summary

U.S. Department of Housing  
and Urban Development  
Community Development  
Block Grant Program



OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee				Grant Number		Period Covered		CDBG Amount					Accomplishments/Status			
City and County of San Francisco				B-88-MC-06-0016		From Jan. 1, 1988 To Dec. 31, 1988										
Activity Number	Activity Name, Description and Location	Mo/Yr. Activity Funded	Low/Sum/gent Mod/High/Need	Ur.	Expend. This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance	Activity Codes							
a	b	c	d	e	f	g	h	i	j	k						
9	<u>DIRECT ECON. DEV. ASSISTANCE TO PRIVATE FOR PROFIT ENTITIES</u> Mission Economic Dev. Assoc. (cont.)															
	4. Center Hardware 999 Mariposa Street 94107 Loan for new site expansion, working capital & equipment. 5 L/M jobs to be created, 12 L/M jobs to be retained.	12/88	j			35.0	35.0	0	0	B,D	Site expanded & equipment purchased. 4 L/M jobs created & filled. 14 L/M jobs retained.					
	5. Pet Express, Inc. Hunters Point Bldg. #707 94124 Loan for completion of new boarding kennel facility. 5 L/M jobs to be created, 14 L/M jobs to be retained.	12/88	j			35.0	35.0	0	0	B,D	New kennel completed. 3 L/M jobs created & filled. 14 L/M jobs retained.					
	6. Hjermstad & Assoc. 725 Second Street 941 Loan for relocating to MJB Building & building improvements. 2 L/M jobs to be created, 1 L/M job to be retained.	2/88	j			15.0	15.0	0	0	B,D	Business relocated and in operations. 1 L/M job created & filled. 4 jobs retained (3 L/M).					
	7. Lonnie Jensen & Co. 13508 25th St. 94107 Loan to relocate into larger facility, purchase of honing machine. 2 L/M jobs to be created.	9/88	j			15.0	15.0	0	0	B,D	Machine purchased and move completed. 1 L/M job created & filled.					
		Total			50.0	Total	50.0	Total	0	Total	0					



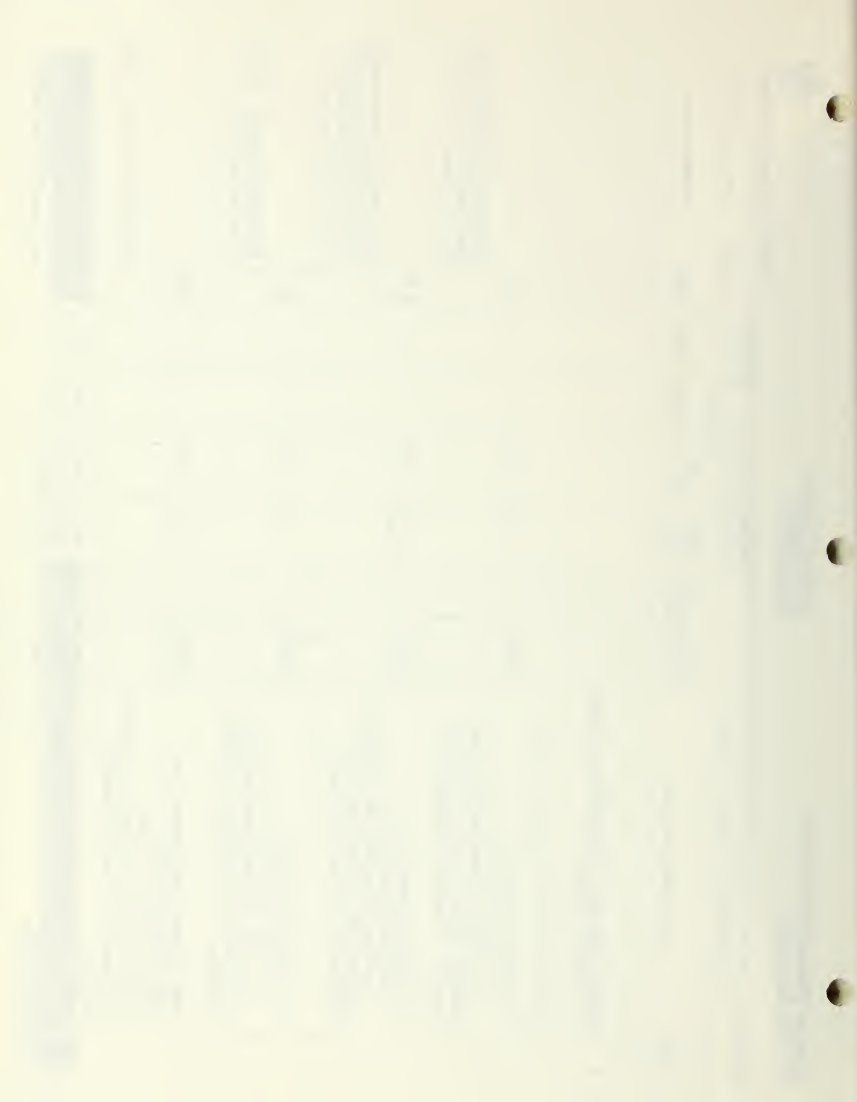
# Grantee Performance Report Activity Summary

U.S. Department of Housing  
and Urban Development  
Community Development  
Block Grant Program



OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee		Grant Number		Period Covered		COBG Amount		Activity Codes		Accomplishments/Status	
City and County of San Francisco		B-88-MC-06-0016		From Jan. 1, 1988		To Dec. 31, 1988					
Activity Number	Activity Name, Description and Location	Mo./Yr. Activity Funded	Low/Moderate Need	Urgent Need	Expend. This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance	Activity Codes	Accomplishments/Status	
a	b	c	d	e	f	g	h	i	j	k	l
9	<u>DIRECT ECON. DEV. ASSISTANCE TO PRIVATE FOR PROFIT ENTITIES</u>										
	Mission Economic Dev. Assoc. (Cont.)										
	8. Action Janitorial 235 Bemis St. 94131 Loan for equipment purchase and working capital. 9 L/M jobs to be created, 6 L/M jobs retained.	10/88	j		15.0	15.0	0	0	B,D	Equipment purchased. 1 L/M job created & filled. 6 jobs retained.	
	9. Knight's Catering 550 Alabama St. 94110 Loan for relocation and leasehold improvements. 12 L/M jobs to be created, 53 L/M jobs retained.	2/88	j		50.0	50.0	0	0	B,D	Relocated and improvements made. 8 L/M jobs created & filled. 53 L/M jobs retained (26 part-time).	
	10. Osprey Seafood Co. 642 Cole St. 94117 Loan for leasehold improvements. 4 L/M jobs to be created, 3 L/M jobs retained.	2/88	j		10.0	10.0	0	0	B,D	Improvements made. No new hires during 1988.	
	Urban Economic Development Corp. 1426 Fillmore Street, Suite 205 94117 CT 159 Provided special economic development assistance to private-for-profit entities:	2/88	j		244.2	244.2	2.9	0	A,D	Five loans closed in 1988.	
		Total	Total	Total	Total	Total	Total	Total	Total		
		319.2	319.2	319.2	2.9	0					



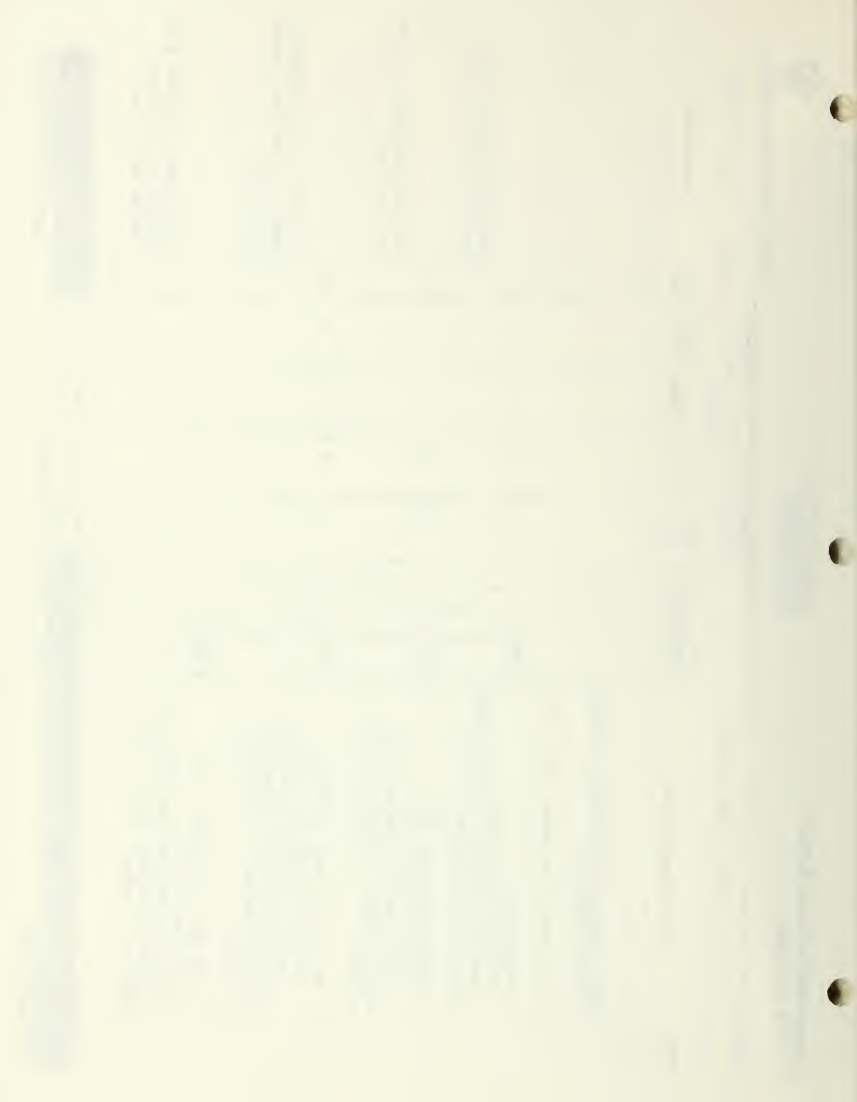
# Grantee Performance Report Activity Summary

U.S. Department of Housing  
and Urban Development  
Community Development  
Block Grant Program

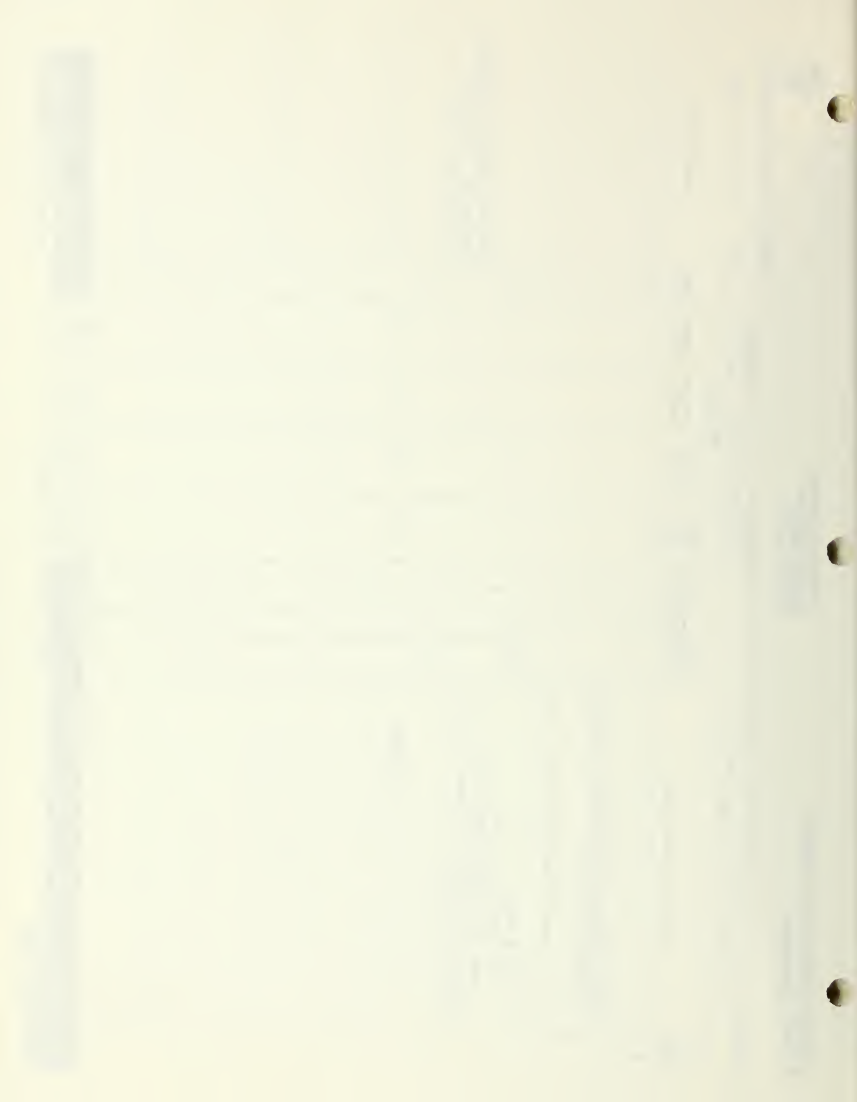


OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee		City and County of San Francisco		Grant Number		B-88-MC-06-0016		Period Covered		From Jan. 1, 1988 To Dec. 31, 1988	
Activity Number	Activity Name, Description and Location	Mo/Yr Activity Funded	Mo/Yr Low/Med High Need	U-	Expended This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unliquidated Balance	Activity Codes	Accomplishments/Status	
											a
9	<u>DIRECT ECON. DEV. ASSISTANCE TO PRIVATE FOR PROFIT ENTITIES</u> Urban Economic Development Corp. (Cont.)										
	1. Pace Studios 665 Third Street 94107 Loan for relocating to print center. 1 L/M job to be retained.	9/88	j		17.0	17.0	0	0	B,D	Relocated to print center. No jobs created in 1988.	
	2. Grocers Wholesale, Inc. 600 Minnesota St. 941 Loan to purchase business from existing owner. 17 L/M jobs to be retained.	5/88	j		50.0	50.0	0	0	B,D	Business purchased. Six L/M jobs retained.	
	3. Julie D. Holcomb, Printer 665 Third St. 4th Fl. 94107 Loan for relocation to printing center & for leasehold improvements & working capital. 1.5 L/M jobs to be created.	11/88	j		9.5	9.5	0	0	B,D	Relocated and improvements made. 1.5 L/M jobs created and filled.	
	4. Gwen Mazer Collection, Ltd. 60 Maiden Lane 941 Start-up loan for speciality shop, equipment & working capital. 5 L/M jobs to be created.	6/88	j							Shop opened, equipment pur- chased. 3 PT L/M jobs created and filled.	
					Total	Total	Total	Total	Total		
					76.5	76.5	0	0	0		









NARRATIVE FOR JOB CREATION/RETENTION ACTIVITIES

Special Economic Development Assistance to Private For-Profit Entities.

Mayor's Office of Business and Economic Development (MOBED); ASIAN, INC.; Mission Economic Development Association (MEDA); and the Urban Economic Development Corporation (UEDC) provided financial and technical assistance to businesses needing such assistance in order to locate and remain in San Francisco, where a majority of the jobs to be created by the business/creation expansion will be available to low and moderate income persons.

The following steps have been taken by the City to ensure that the Small Business Concern (SBC) assisted will meet their obligations in providing jobs:

- o The SBC assisted agrees as part of the loan package to complete and sign the Employment Plan/Employment Profile. The Employment Plan confirms jobs to be created and hire dates, revised data as needed, discuss training needs and/or recruitment and screening procedures. Signing the form means the SBC agrees to use the City's employment and training system (the Private Industry Council (PIC) which administers the Job Training Partnership Act (JTPA) program) as First Source in recruiting and hiring for the new positions being created.
- o The SBC understands and agrees that after the loan is closed a follow-up report is required on a semi-annual basis for a period of two years; hence, indicating the new jobs created since the loan closing date. The SBC agrees to permit on-site verification by the City.
- o The City sends a reporting letter and Employment Profile to loan clients, applicable as to closing date, either March or September for a period of two years. A response deadline is stated and if the SBC fails to respond after the second letter, a third letter is sent to non-respondents. This letter states that their next loan statement will include a penalty of 15% as indicated in the loan agreement.
- o If the SBC responds and has not reached job creation goals, a regulation letter is sent setting forth PIC's program to arrange benefit from the reimbursements available by hiring through the employment and training system.
- o If the SBC responds and has been successful in meeting its employment commitment a "thank you" letter is sent commending their efforts.
- o The City has included monitoring of jobs created in its CDBG Monitoring Plan.

## Appendix A: Data Collection Methods

The data for this study were collected through a series of structured interviews and focus group discussions. The interviews were conducted with 15 participants, including 10 men and 5 women, who were selected through purposive sampling to represent a range of experiences and perspectives. The focus group discussions were conducted with 3 groups of 4-5 participants each, totaling 18 participants. The interviews and focus groups were conducted over a period of 6 weeks, with a total duration of approximately 12 hours. The data were collected through a series of open-ended questions and prompts, which were designed to explore the experiences and perspectives of the participants in detail. The data were then analyzed using a thematic analysis approach, which involved identifying and organizing the data into themes that represent the key findings of the study.

The data collection process was guided by a series of ethical considerations, including the need to ensure the confidentiality and anonymity of the participants, and the need to obtain informed consent from all participants. The data were collected in a secure and confidential manner, and all data were stored and handled in accordance with the relevant data protection regulations. The data were then analyzed using a series of statistical tests, including t-tests and ANOVA, to identify any significant differences between the groups. The results of the analysis were then presented in a series of tables and figures, which were used to illustrate the key findings of the study.

The data collection process was a complex and iterative one, involving a series of revisions and refinements to the interview schedule and focus group questions. The data were collected in a series of stages, with the first stage focusing on the identification of the key themes and the second stage focusing on the collection of detailed data for each theme. The data were then analyzed using a series of statistical tests, which were used to identify any significant differences between the groups. The results of the analysis were then presented in a series of tables and figures, which were used to illustrate the key findings of the study.

A. Loans provided through ASIAN, Inc.:

1. L&K Debris Box Service

Assistance to SBC was projected to create 3 jobs and retain another 19 jobs for low/mod income persons. The City considered the following information supplied by the SBC:

For job creation:

<u>Job Description</u>	<u>Available to L/M</u>	<u>Other</u>
Sorter	3	

For job retention:

<u>Job Description</u>	<u>Available to L/M</u>	<u>Other</u>
Driver	7	
Mechanic	4	
Yard Worker	8	

SBC reported ten L/M jobs were created. The remaining jobs were retained.

2. Hoa An Jewelry

Assistance to SBC was projected to create 2 jobs and retain another 4 jobs for low/mod income persons. The City considered the following information supplied by the SBC:

For job creation:

<u>Job Description</u>	<u>Available to L/M</u>	<u>Other</u>
Repair/Craftsman	2	

For job retention:

<u>Job Description</u>	<u>Available to L/M</u>	<u>Other</u>
Manager		1
Assistant Manager	1	
Salespersons	2	

SBC reported that the two jobs to be created have been filled by L/M persons. Four jobs have been retained (3 filled by L/M).

3. Irving Cleaners & Laundry

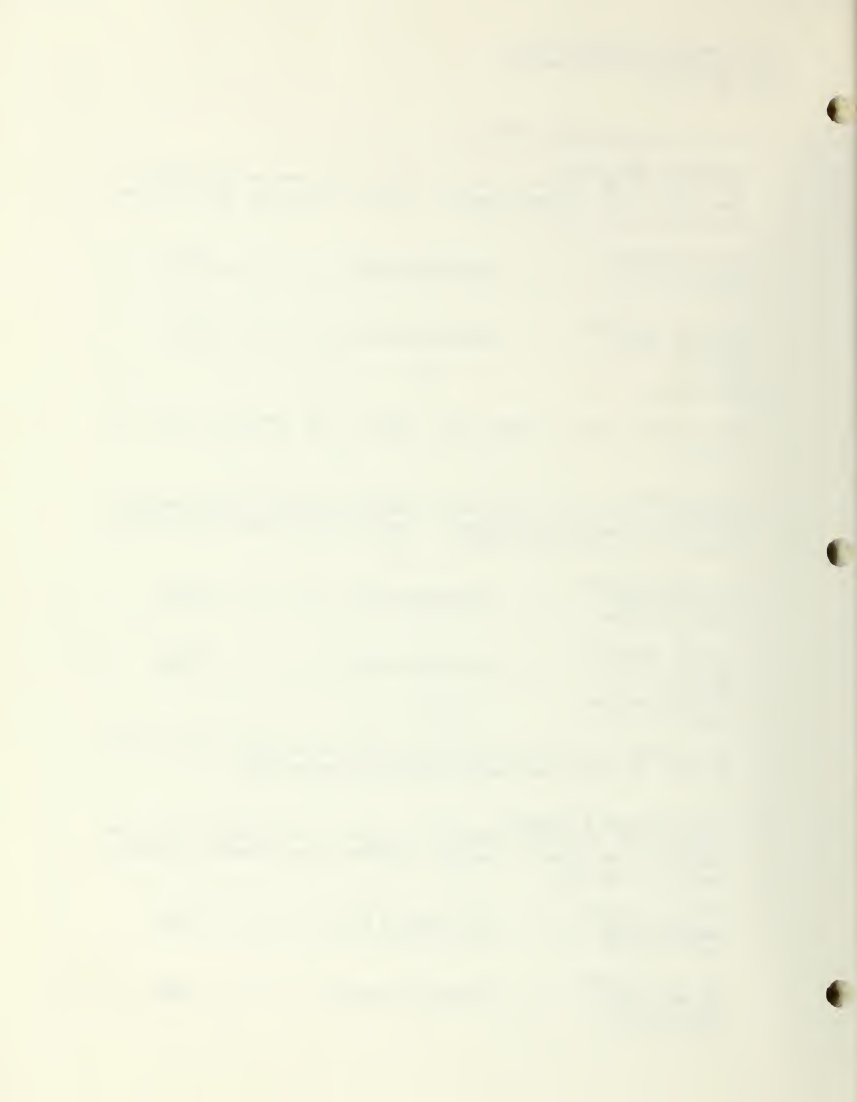
Assistance to SBC was projected to create 1 and retain 3 jobs for low/mod income persons. The City considered the following information supplied by the SBC:

For job creation:

<u>Job Description</u>	<u>Available to L/M</u>	<u>Other</u>
Laundry worker	1	

For job retention:

<u>Job Description</u>	<u>Available to L/M</u>	<u>Other</u>
Manager/Owner		1
Laundry Workers	2	



SBC reported that the one laundry worker position has been filled by a L/M person. The remaining jobs have been retained.

4. Ocean Village Restaurant

Assistance to SBC was projected to create 38 low/mod jobs. The City considered the following information supplied by the SBC:

For job creation:

<u>Job Description</u>	<u>Available to L/M</u>	<u>Other</u>
Manager	2	
Chef	2	
Assistant Chef	6	
Kitchen Helper	12	
Dishwasher	2 (1 FT and 1 PT)	
Waiter/Waitresses	10 (4 FT and 6 PT)	
Bartender	2	
Hostess/Counter person	5	

SBC reported that 32 jobs have been created and filled by L/M persons. One manager position, 4 assistant chef, 3 counter person, and 2 bartender positions have not been created yet. Twenty-five of the jobs are full-time, the remaining seven are part-time.

5. Post St. Auto Exchange, Inc.

Assistance to SBC was projected to create 1 and retain 2 low/mod income jobs. The City considered the following information supplied by the SBC:

For job creation:

<u>Job Description</u>	<u>Available to L/M</u>	<u>Other</u>
Salesperson	1	

For job retention:

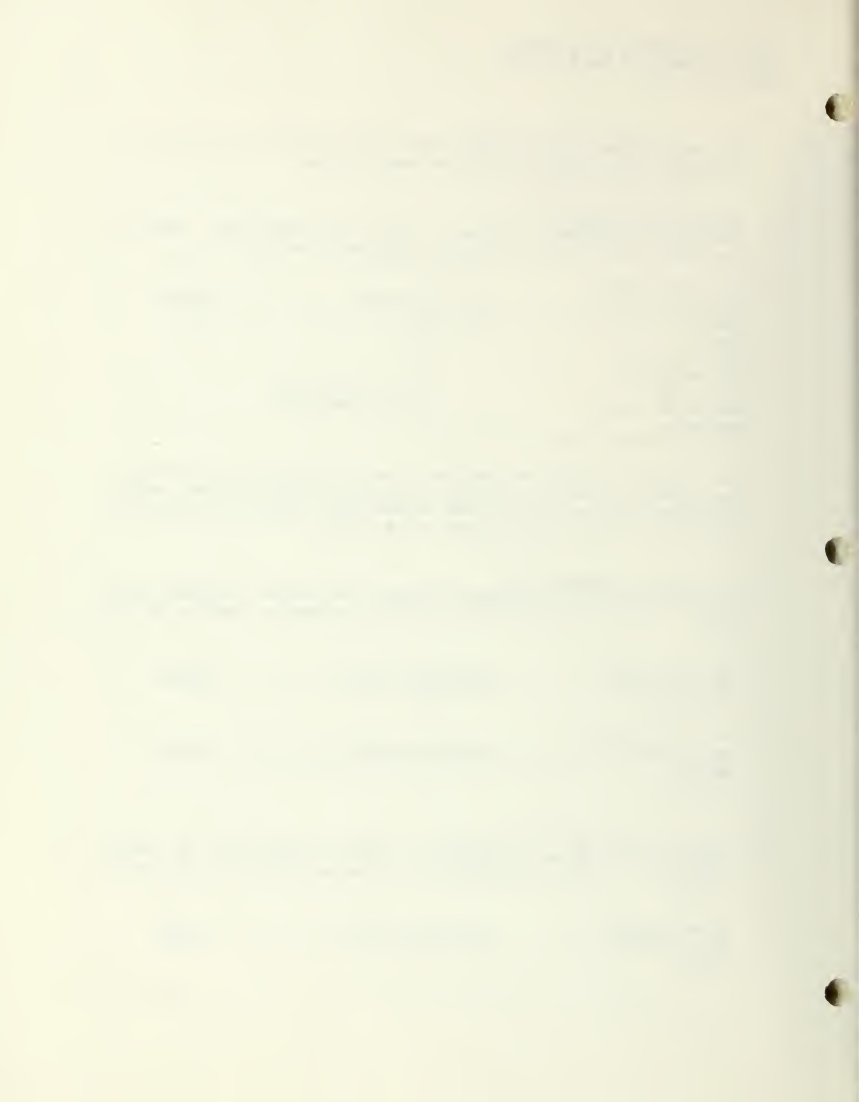
<u>Job Description</u>	<u>Available to L/M</u>	<u>Other</u>
Manager		1
Salesperson	1	

6. Ideal Printing, Inc.

Assistance to SBC was projected to create 2 and retain 10 low/mod income jobs. The City considered the following information supplied by the SBC:

To be created:

<u>Job Description</u>	<u>Available to L/M</u>	<u>Other</u>
Printer	2	



To be retained:		
<u>Job Description</u>	<u>Available to L/M</u>	<u>Other</u>
Manager		1
Typesetter	1	
Receptionist	1	
Graphic Designer	1	
Printer	6	

SBC reported that both of the L/M jobs to be created have been created and filled. The remaining jobs have been retained.

7. Fung Wong Bakery & Restaurant

Assistance to SBC was projected to create 1 and retain 6 jobs for low/mod income persons. The City considered the following information supplied by the SBC:

For job creation:		
<u>Job Description</u>	<u>Available to L/M</u>	<u>Other</u>
Deliveryperson	1	

For job retention:		
<u>Job Description</u>	<u>Available to L/M</u>	<u>Other</u>
Manager		1
Cook	2	
Waiter	2	
Kitchen helper/Dishwasher	1	

SBC reported that the one L/M job was created and filled. The remaining jobs have been retained.

8. Perfect Stitch Company

Assistance to SBC was projected to create 3 and retain 16 jobs for low/mod income persons. The City considered the following information supplied by the SBC:

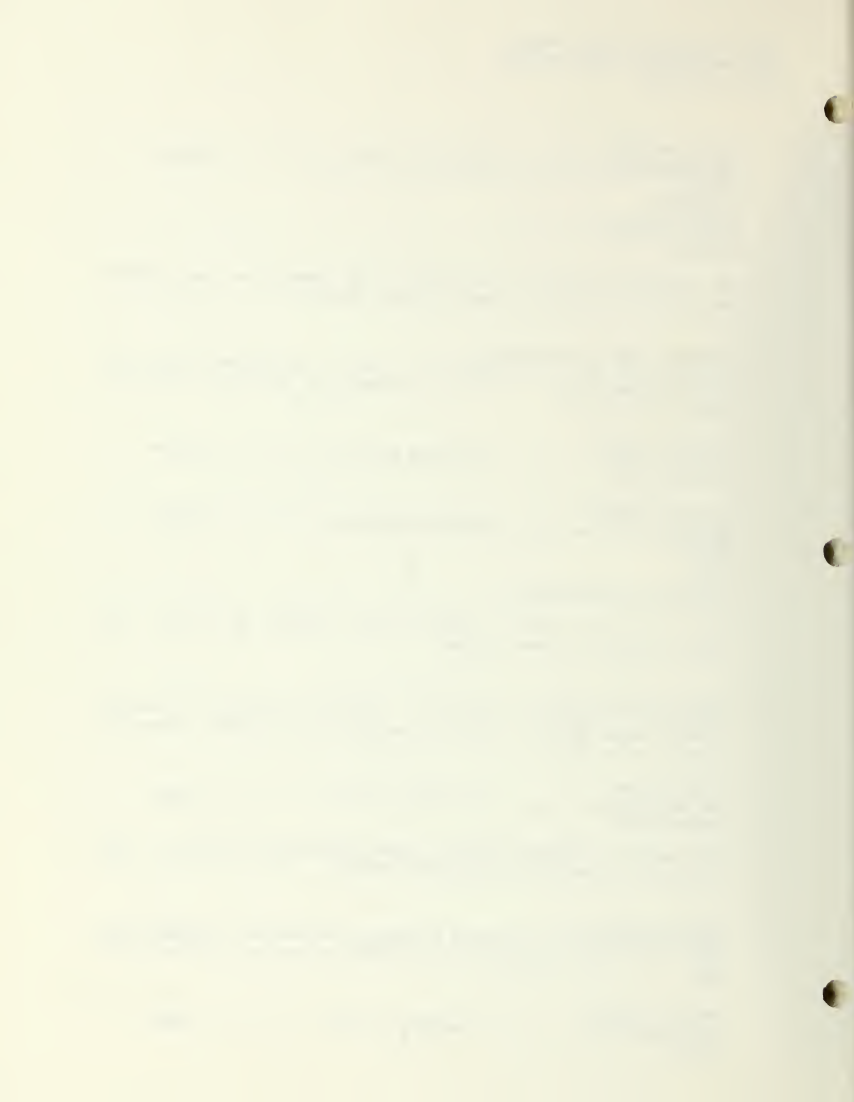
To be created:		
<u>Job Description</u>	<u>Available to L/M</u>	<u>Other</u>
Sewing worker	3	

The company is reported to be in legal proceedings for default. None of the three jobs to be created were created.

9. Omega Printing

Assistance to SBC was projected to create 1 and retain 2 low/mod income jobs. The City considered the following information supplied by the SBC:

For job creation:		
<u>Job Description</u>	<u>Available to L/M</u>	<u>Other</u>
Printer	2	





To be retained:		
<u>Job Description</u>	<u>Available to L/M</u>	<u>Other</u>
Manager/Printer		1
Printer	1	

SBC reported that two printer positions were created and filled by L/M persons.

10. Versatile of S.F.

Assistance to SBC was projected to create 15 and retain 45 low/mod income jobs. The City considered the following information supplied by the SBC:

For job creation:		
<u>Job Description</u>	<u>Available to L/M</u>	<u>Other</u>
Sewing machine operator	15	

To be retained:		
<u>Job Description</u>	<u>Available to L/M</u>	<u>Other</u>
Sewing machine operator	29	
Finishing operator	12	
Foreman	2	
Office Administrator (part-time)	2	

SBC reported that 14 sewing machine operator jobs were created and filled by L/M persons. The remaining jobs have been retained.

B. Loans provided through Mission Economic Development Assn. (MEDA).

1. Copy Graphics

Assistance to SBC was projected to create 1 and retain 1.5 low/mod jobs. The City considered the following information supplied by the SBC:

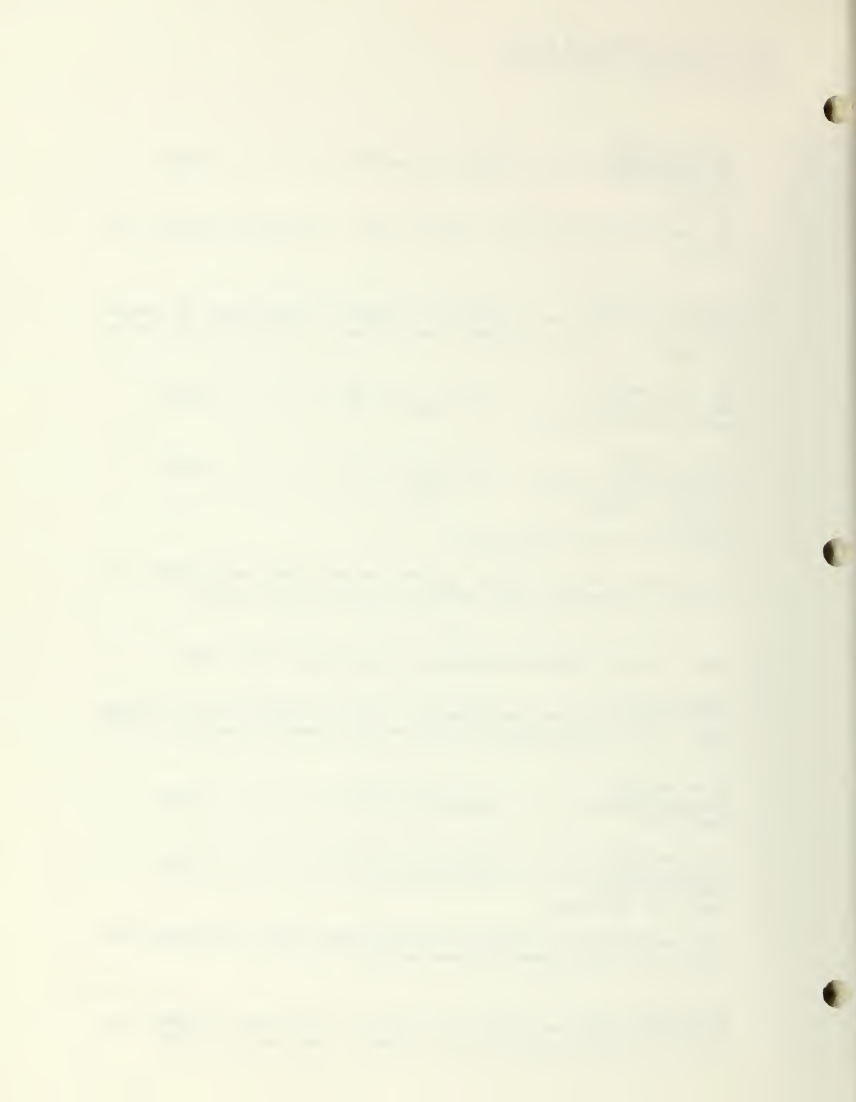
To be created:		
<u>Job Description</u>	<u>Available to L/M</u>	<u>Other</u>
Copy clerk	1	

To be retained:		
<u>Job Description</u>	<u>Available to L/M</u>	<u>Other</u>
Manager/Printer	1	
Copy Clerk (part-time)	1	

SBC reported that no jobs have been created yet. The business has encountered some problems and made be sold.

2. Auto Motion

Assistance to SBC was projected to create 2 and retain 1 low/mod jobs. The City considered the following information supplied by the SBC:



To be created:		
<u>Job Description</u>	<u>Available to L/M</u>	<u>Other</u>
Tire Changer	2	

To be retained:		
<u>Job Description</u>	<u>Available to L/M</u>	<u>Other</u>
Manager	1	

SBC reported that one tire changer job had been created and filled by L/M person.

3. Esparza's Jewelry

Assistance to SBC was projected to create 3 and retain 3 low/mod jobs. The City considered the following information supplied by the SBC:

To be created:		
<u>Job Description</u>	<u>Available to L/M</u>	<u>Other</u>
Jewler	3	

To be retained:		
<u>Job Description</u>	<u>Available to L/M</u>	<u>Other</u>
Jewler	2	
Store Manager	1	

SBC reported that no jobs were created during 1988.

4. Center Hardware

Assistance to SBC was projected to create 5 and retain 12 low/mod jobs. The City considered the following information supplied by the SBC:

To be created:		
<u>Job Description</u>	<u>Available to L/M</u>	<u>Other</u>
Clerk	3	
Outside Salesperson	1	
Janitor	1	

To be retained:		
<u>Job Description</u>	<u>Available to L/M</u>	<u>Other</u>
Buyer	2	
Outside Salesperson	1	
Clerk	9	

SBC reported that all jobs to be created, with the exception of one clerk position, have been created and filled by L/M persons. The remaining jobs have been retained.

5. Pet Express

1. The first part of the report is a general introduction to the subject of the study. It should state the purpose of the study, the scope of the study, and the methods used. It should also state the results of the study and the conclusions drawn from the study.

2. The second part of the report is a detailed description of the study. It should include a description of the study area, a description of the study population, and a description of the study methods. It should also include a description of the study results and the conclusions drawn from the study.

3. The third part of the report is a discussion of the study. It should discuss the study results and the conclusions drawn from the study. It should also discuss the limitations of the study and the implications of the study.

4. The fourth part of the report is a conclusion. It should state the main findings of the study and the conclusions drawn from the study.

5. The fifth part of the report is a bibliography. It should list all the sources used in the study.

6. The sixth part of the report is an appendix. It should contain any additional information that is relevant to the study.

7. The seventh part of the report is a list of figures and tables. It should list all the figures and tables used in the study.

8. The eighth part of the report is a list of references. It should list all the references used in the study.

9. The ninth part of the report is a list of acknowledgments. It should list all the people who helped with the study.

10. The tenth part of the report is a list of appendices. It should list all the appendices used in the study.

Assistance to SBC was projected to create 5 and retain 14 low/mod jobs. The City considered the following information supplied by the SBC:

To be created:		
Job Description	Available to L/M	Other
Kennel Worker	3	
Groomer	2	

SBC reported that two Kennel worker and one groomer positions had been created and filled by L/M persons.

6. Hjermstad & Associates

Assistance to SBC was projected to create 2 and retain 1 low/mod jobs. The City considered the following information supplied by the SBC:

To be created:		
Job Description	Available to L/M	Other
Sales/Graphic Artist Asst.	1	

To be retained:		
Job Description	Available to L/M	Other
Graphic Artist (part-time)	2	
Art Director		1
Graphic Artist, Production	1	

SBC reported that the one job had been created and filled by a L/M person. The remaining jobs have been retained.

7. Lonnie Jensen

Assistance to SBC was projected to create 2 low/mod jobs. The City considered the following information supplied by the SBC:

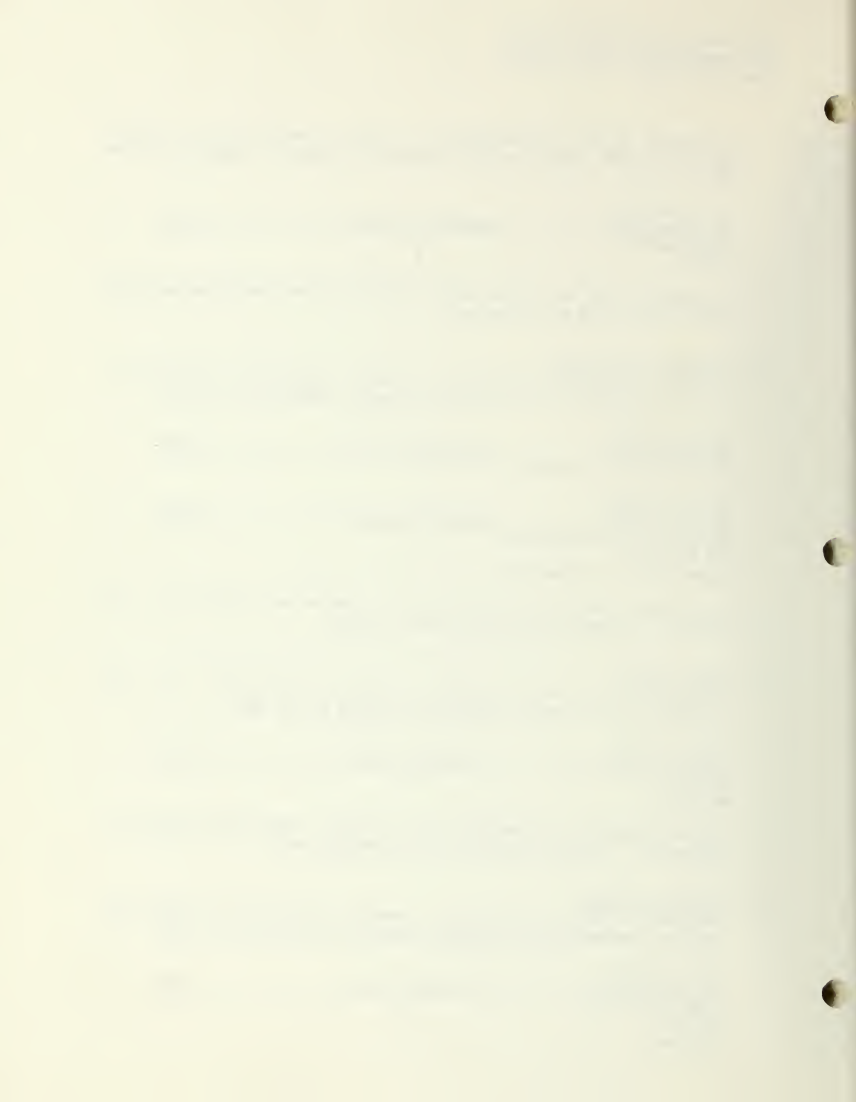
To be created:		
Job Description	Available to L/M	Other
Driver	1	
Machinist	1	

SBC reported that the Machinist job had been created and filled by a L/M person. The other job had not been created yet.

8. Action Janitorial

Assistance to SBC was projected to create 9 and retain 6 low/mod jobs. The City considered the following information supplied by the SBC:

To be created:		
Job Description	Available to L/M	Other
Floor technician	6	
Janitor	2	
Bookkeeper	1	



To be retained:

<u>Job Description</u>	<u>Available to L/M</u>	<u>Other</u>
Operations Manager	1	
Administrative Manager	1	
Janitor	3	
Floor technician	1	

SBC reported that only one Floor technician job had been created and filled by a L/M person. the remaining jobs had been retained.

9. Knight's Catering

Assistance to SBC was projected to create 12 and retain 24 low/mod job. The City considered the following information supplied by the SBC:

To be created:

<u>Job Description</u>	<u>Available to L/M</u>	<u>Other</u>
Waiter (part-time)	20	
Parking Attendant (part-time)	2	
Catering Coordinator (full time)	1	

To be retained:

<u>Job Description</u>	<u>Available to L/M</u>	<u>Other</u>
Bus person	2	
Cashier	1	
Bartender (part-time)	8	
Waiter (part-time)	26	
Catering Coordinator	2	
Sandwich maker	2	

SBC reported that eight waiter, two bartender, and one catering coordinator jobs have been created and filled by L/M persons. The remaining jobs have been retained.

10. Osprey Seafood Company

Assistance to SBC was projected to create 4 and retain 3 low/mod jobs. The City considered the following information supplied by the SBC:

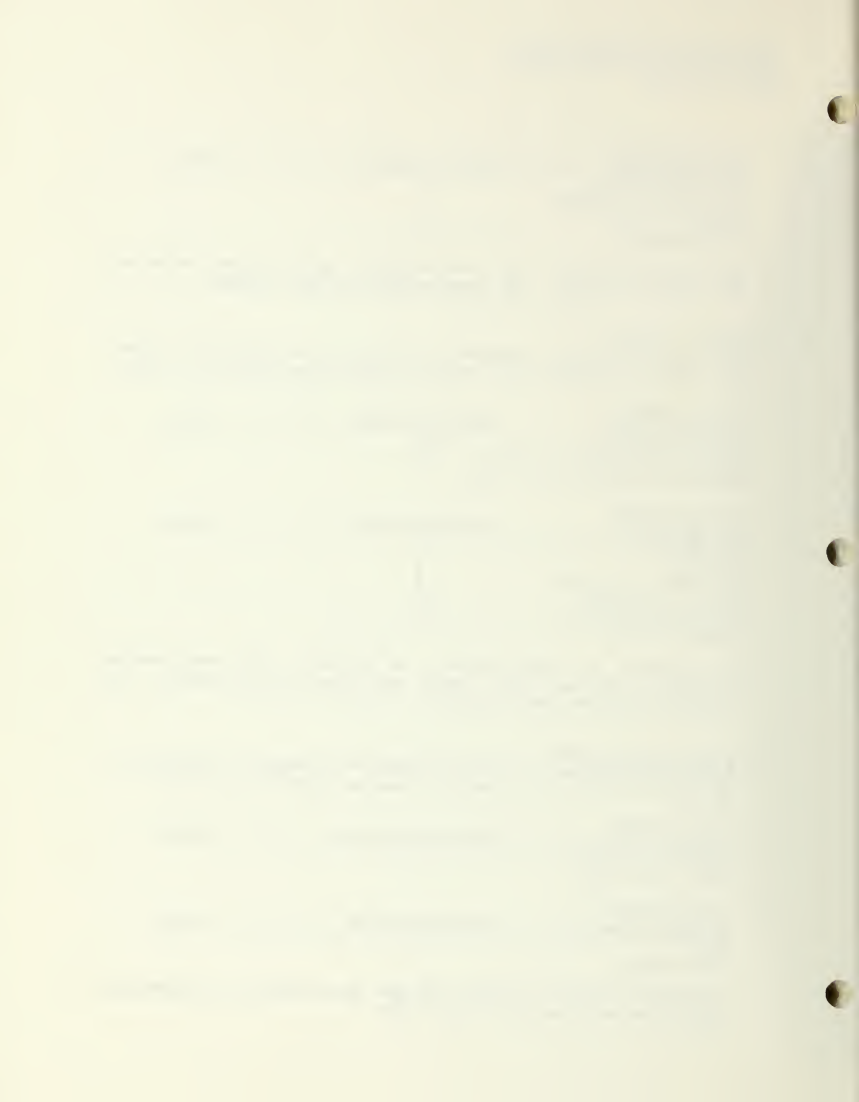
To be created:

<u>Job Description</u>	<u>Available to L/M</u>	<u>Other</u>
Driver (full-time)	2	
Driver (part-time)	2	

To be retained:

<u>Job Description</u>	<u>Available to L/M</u>	<u>Other</u>
Driver	2	
Office worker	1	

SBC reported that the existing jobs have been retained but that the new job will not be filled until May of 1989.





C. Loans provided through Urban Economic Development Corp. (UEDC).

1. Pace Studios

Assistance to SBC was projected to retain 1 low/mod job. The City considered the following information supplied by the SBC:

To be retained: Job Description	Available to L/M	Other
Studio Assistant	1	
Art Director		1
Creative Director		1

SBC reports that the two director positions have been retained.

2. Grocers Wholesale Co.

Assistance to SBC was projected to retain 17 low/mod jobs. The City considered the following information supplied by the SBC:

To be retained: Job Description	Available to L/M	Other
Office clerk	2	
Warehouse person	2	
Driver	2	

SBC reports that all six L/M jobs have been retained.

3. Julie Holcomb, Printer

Assistance to SBC was projected to create 1.5 low/mod jobs. The City considered the following information supplied by the SBC:

To be created: Job Description	Available to L/M	Other
Printer (full-time)	1	
Printer (part-time)	1	

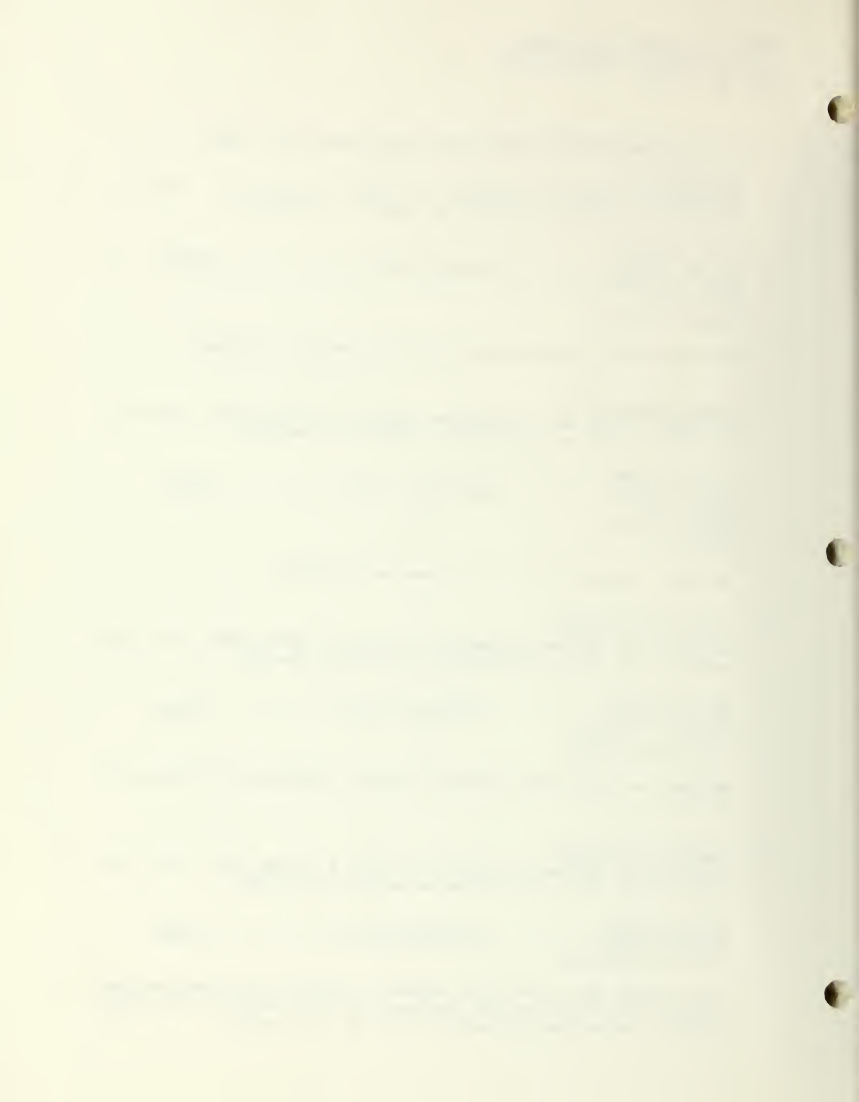
SBC reported that both positions have been created and filled by L/M persons.

4. Gwen Mazer Collection

Assistance to SBC was projected to create 2 low/mod jobs. The City considered the following information supplied by the SBC:

To be created: Job Description	Available to L/M	Other
Accessory Consultant	2	

SBC reported that 3 part-time Accessory Consultant positions had been created and filled by L/M persons, and one additional Inventory Assistant job had been created and filled by a L/M person.



5. Hick's Meats

Assistance to SBC was projected to create 3 low/mod jobs. The City considered the following information supplied by the SBC:

To be created:

<u>Job Description</u>	<u>Available to L/M</u>	<u>Other</u>
Driver	1	
Butcher/Sausage maker	1	
Janitor	1	

SBC reported that company created four Meat Salesperson positions and filled them with L/M persons. The other jobs have not been created yet.



SUPPORTING NARRATIVE

The following steps are undertaken to ensure that businesses assisted will meet their obligations in providing jobs of which a principal number benefit low and moderate persons.

The collection of data is submitted monthly as follows by the Neighborhood Economic Development Corporations to the Mayor's Office of Business and Economic Development (MOBED):

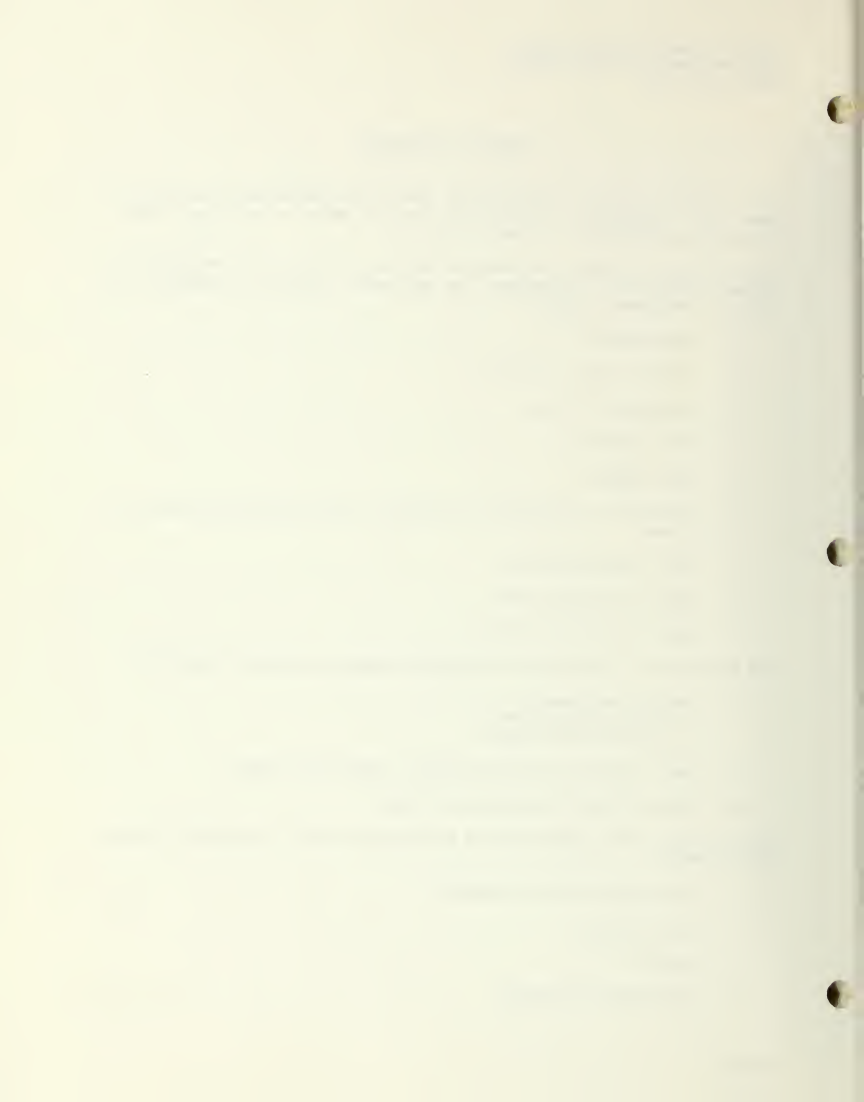
1. Intake Report
2. Existing Loans in Process
3. New Loans in Process
4. Loans Submitted
5. Loans Approved
6. Loan Profile (Completed upon approval and disbursement/closing of a loan)
7. Loans Disbursed/Closed
8. Monthly Narrative Report
9. Quarterly Narrative Report

The above data is then tracked and compiled monthly on these listed forms:

1. Monthly Loan Summary:
  - I. Loan Activity Summary
  - II. Loans Closed Summary
2. Small Business Loan Status Report, cumulative listing
3. Loan Profiles for Approved and Closed

At the close of the program year a performance review is completed listing the following:

1. Annual Work Program Components
2. Contract goals
3. Results
4. Performance percentage



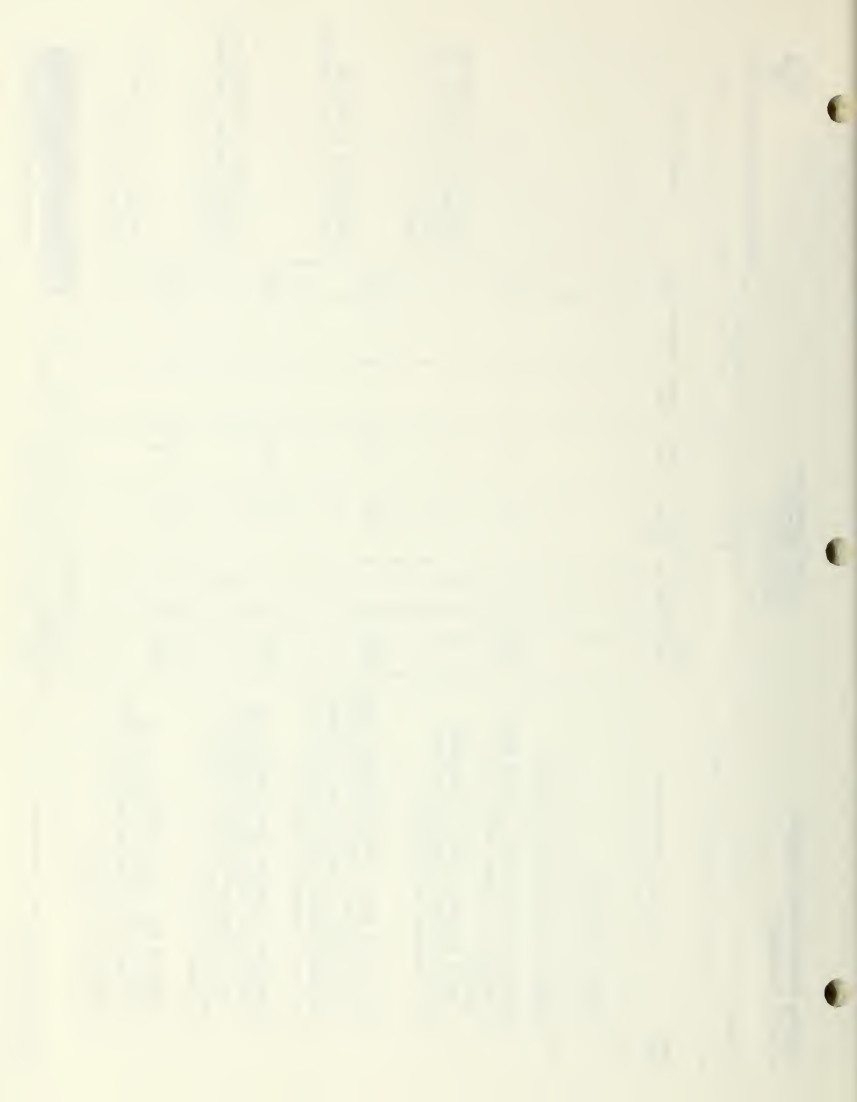
# Grantee Performance Report Activity Summary

U.S. Department of Housing  
and Urban Development  
Community Development  
Block Grant Program



OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee		City and County of San Francisco		Grant Number		Period Covered		CDRG Amount		From Jan. 1, 1988 To Dec. 31, 1988	
Activity Number	Activity Name, Description and Location	Mo./Yr. Activity Funded	Low/Disruptive Mod High/Need	Un-	Expended This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unliquidated Balance	Activity Codes	Accomplishments/Status	
a	b	c	d	e	f	g	h	i	j	k	l
10	<u>SPECIAL ACTIVITIES</u>										
10.1	Nonprofit Corp. Businesses for Greater Self-Sufficiency (NBGS)	1/88	j		17.5	17.5	13.1	0	B,D		One L/M job retained and \$249,609 in revenues earned. Business self sufficient.
	Northeast Comm. Federal Credit Union 17 Walter Lum Place 94108 CT 0114 [405-46] Small business effort to promote self-sufficiency, retain jobs, and earn revenues of \$216,000.	1/88	j		76.5	76.5	0	0	A,D		Nine youths hired and \$35,148 in revenues earned.
	Morrisania West, 914 Divisadero, 94124 914 Divisadero, 94124 CT 158 [406-25] Recycling business effort to promote self-sufficiency, hire 9 at-risk youth, and earn revenues of \$100,000.	1/88	j		49.0	49.0	0	0	B,D		Four LM jobs retained and \$175,000 earned. Business is self-sufficient.
	Chinatown Resources Development Corp. 655 Geary St. 94102 CT 0123 [406-23] Mail management business effort to earn \$225,000 and retain 4 jobs for low/mod. persons.	1/88	j		74.8	74.8	1.8	0	A,D		Created 2.5 FTE jobs and earned \$115,370.
	Japanese Com. Youth Council 2016 Pine St. 94115 CT 152 [406-24] Produce distribution business effort creating 2.5 jobs and generating \$136,388 in revenues.	1/88	j								
					Total	Total	Total	Total	Total		
					217.8	217.8	14.9	0			





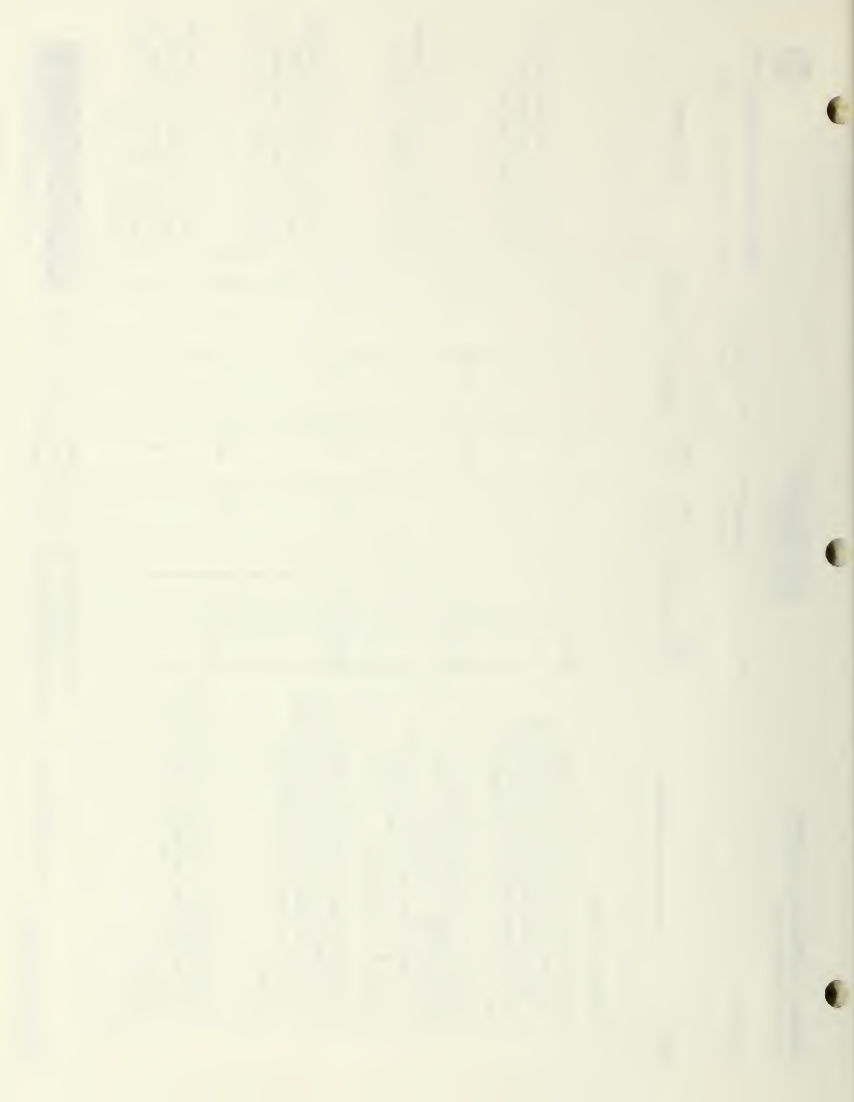
# Grantee Performance Report Activity Summary

U.S. Department of Housing  
and Urban Development  
Community Development  
Block Grant Program



OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee		City and County of San Francisco		Grant Number B-88-MC-06-0016		Period Covered From Jan. 1, 1988 To Dec. 31, 1988		CDBG Amount		Activity Codes		Accomplishments/Status
Activity Number		Activity Name, Description and Location		Mo/Yr Activity Funded	Us. Low/Supp Mod Bight/Need	Expected This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance	Activity Codes		
a	b		c	d	e	f	g	h	i	j	k	l
10.1	NBGS continued.		1/88	j		81.5	81.5	0	8.3	A,D		\$33,238 in revenues earned and 3 L/M job retained, 1 additional created.
	Multi-Service Center for Koreans 1362 Post St. 94109 CT 151 [406-28] Mail management and cultural semi- nar business retaining 3 jobs and generating \$30,000 in revenues.		1/88	j		59.7	59.7	14.9	0	A,D		\$85,563 in revenues earned and 4 L/M jobs retained.
	Center for SE Asian Refugee Resettlement, 875 O'Farrell St. 94109 CT 122 [406-31] Translation service business re- taining 4 jobs and generating \$77,367 in revenues.		1/88	j		75.1	75.1	0	0	A,D		\$12,842 in revenues earned and 2 L/M jobs retained in addition to temporary jobs for other L/M persons.
	Chinatown American Cooks School 1450 Powell St. 94133 CT 107 [406-22] Catering business effort retaining 2 jobs and generating \$50,000 in revenues.		1/88	j		40.7	40.7	0	0	A,D		\$73,978 in revenues earned and 4 L/M jobs retained. Project reorganization has resulted in actual earnings decline in 1988.
	Arriba Juntos 2017 Mission St. 94110 CT 201 [406-21] Construction business effort retain- ing 4 jobs and generating \$215,410 in revenues.		1/88	j		257.0	257.0	14.9	8.3			
Total											Total	8.3



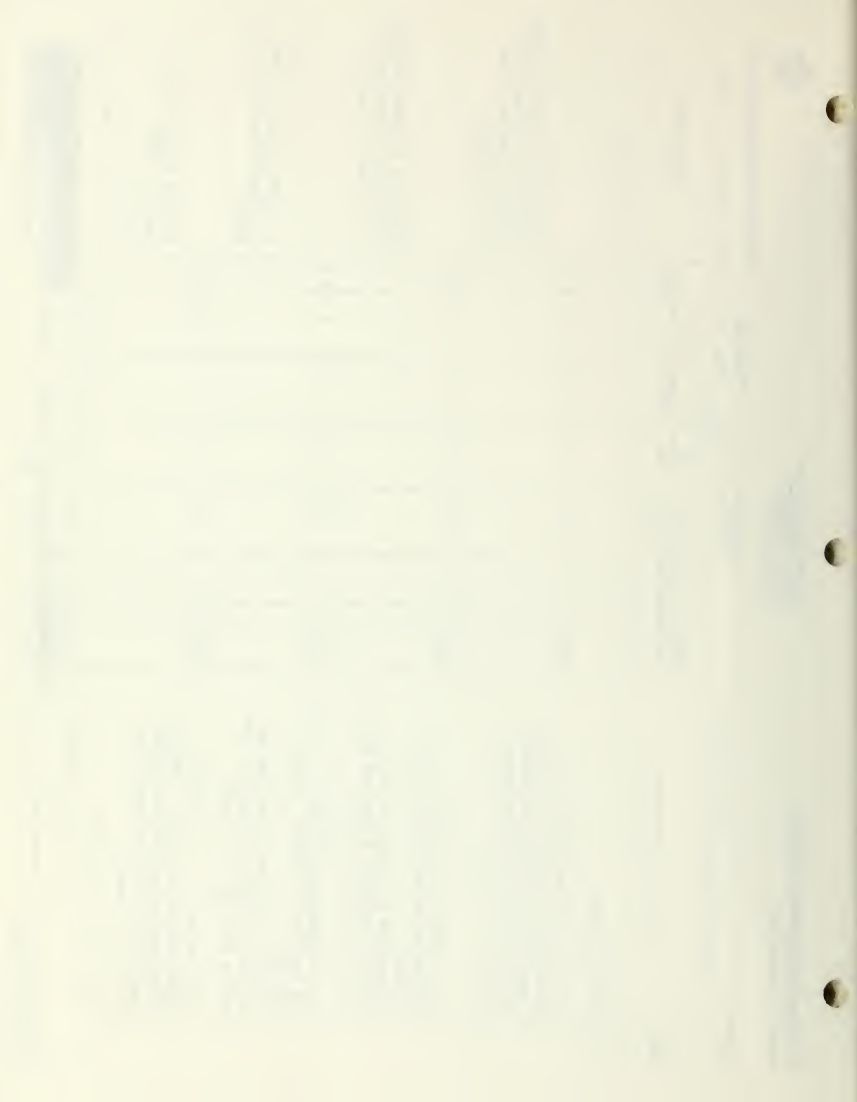
# Grantee Performance Report Activity Summary

U.S. Department of Housing  
and Urban Development  
Community Development  
Block Grant Program



OMB Approval No. 2506-0077 (exp. 3/31/90)

Activity Number	Name of Grantee	City and County of San Francisco	Mo/Yr: Any Funds	Low/Blk, Rent, Med Bgh/West	Un-Expended	Expend. In Progress	Total Expended To Date	CDBG Amount		Activity Codes	Accomplishments/Status
								Utilized	Unobligated Balance		
a	b	c	d	e	f	g	h	i	j	k	l
10.1	NBGS continued.										
	Self Help for the Elderly 640 Pine St. 94108 CT 117 [406-27] Home repair and service business retaining 5 jobs and generating \$200,000 in revenues.	1/88	j			71.3	71.3	15.7	0	A,D	\$100,649 in revenues earned 5 L/M jobs retained in ad- dition to temporary jobs for L/M seniors.
	Young Community Developers 1715 Yosemite Ave. 94124 CT 0233 [406-29] Temporary employment service business retaining 3 jobs and gene- rating \$25,000 in revenues.	1/88	j			37.8	37.8	37.2	9.7	C,D	\$2,500 in revenues earned. Project was terminated due to feasibility problems.
	Asian Neighborhood Design 576 Vallejo St. 94133 CT 0106 [406-32] Modular furniture manufacturing business retaining 11 jobs and gene- rating \$234,750 in revenues.	1/88	j			52.0	52.0	0	0	A,D	\$ 2,500 earned in 1988. 11 L/M retained and 2 L/M hired.
	IHSS Consortium CT 0479 4429 Cabrillo St. 94121 [406-33] Home health care business effort creating 100 jobs and generating \$1 mil. in revenues.	1/88	j			0	0	0	95.0	A,D	Project delayed, will begin in 1989.
	NBGS MASTER POOL ACCOUNT					0	0	0	3.0		Reserved for 1989 projects.
	SUBTOTAL					161.1	161.1	52.9	107.7		
						635.9	635.9	82.7	116.0		



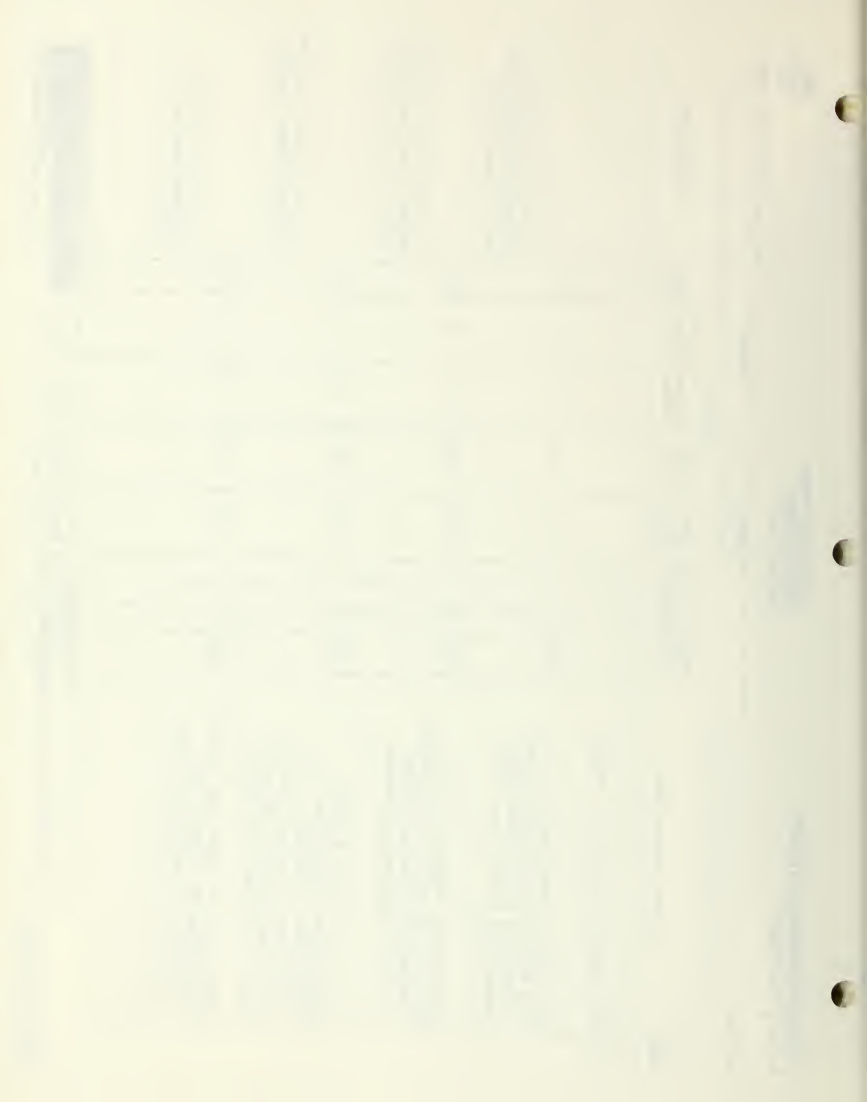
# Grantee Performance Report Activity Summary

U.S. Department of Housing  
and Urban Development  
Community Development  
Block Grant Program



OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee		City and County of San Francisco		Grant Number		Period Covered		CDRG Amount		Activity Codes		Accomplishments/Status
				B-88-MC-06-0016		From Jan. 1, 1988 To Dec. 31, 1988						
Activity Number	Activity Name, Description and Location	Mo/Yr. Activity Funded	Low/Income Mod/Blighted	Un-	Utilized	Total Expended This Reporting Period	Total Expended to Date	Unobligated Balance	Activity Codes			
a	b	c	d e f	g	h	i	j	k	l			
10.2	Self Employment Initiative Projects											
	San Francisco Renaissance 1453 Mission 94103 CT 208 [405-44] Prepare 40 to start small businesses; help 30 businesses start; create 37 jobs.	1/88 j				74.0	74.0	10.0	0.2	A,D	36 received assistance, 24 small businesses started, 20 jobs created.	
	Consortium on Prosperous Enterp. 655 Geary St. 94102 CT 0123 [408-21] Prepare 20 L/M income persons start self employment businesses.	1/88 j				85.0	85.0	0	0	A,D	20 L/M persons assisted business start-ups scheduled to occur in 1989.	
	Center for SE Asian Refugee Resettlement, 875 O'Farrell St. 94109 CT 122 [408-22] Assistance in business start-up skills resulting in 8 new businesses and creation of 24 jobs.	1/88 j				52.7	52.7	12.3	0	A,D	10 new businesses started and 24 L/M jobs created	
	Family Day Care Consortium [408-23] 777 Stockton St. 94108 CT 113 Assistance to help 10 L/M persons start day care businesses.	1/88 j				48.5	48.5	1.2	0	A,D	13 L/M participants assisted with business start-up.	
						Total	Total	Total	Total	Total	Total	
						260.2	260.2	23.5	0.2			



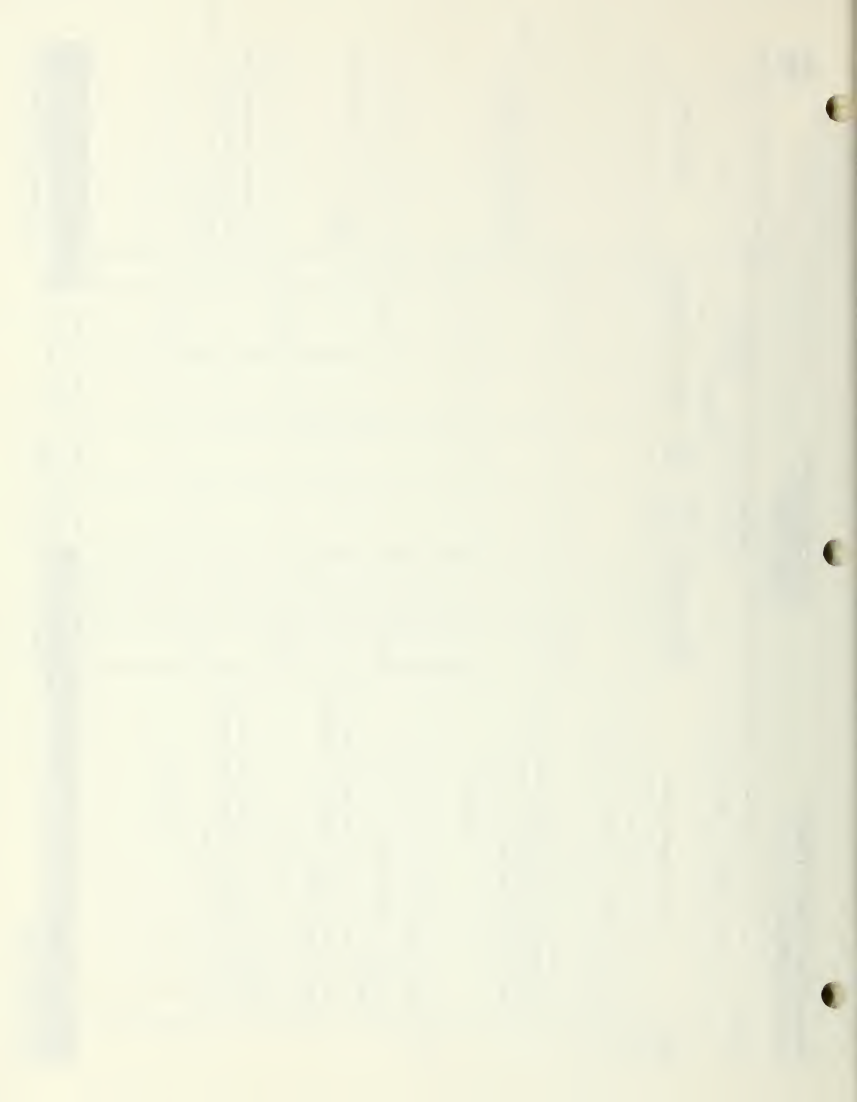
# Grantee Performance Report Activity Summary

U.S. Department of Housing  
and Urban Development  
Community Development  
Block Grant Program



OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee	City and County of San Francisco	Grant Number	Period Covered	CDBG Amount					Activity Codes	Accomplishments/Status
				Expenditures This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance	Activity Codes		
a	b	c	d	e	f	g	h	i	j	k
10.2	Self Employment Initiative Projects (cont.)	6/88 j				16.1	16.1	0	28.9	A, D
	The Women's Foundation 315 Montgomery St. #400 94104 CT 0117 Assistance to help L/M women start their own businesses.									
	SUBTOTAL					276.3	276.3	23.5	29.1	
10.3	Other Activities	1/88 j				0	0	0	207.4	A
	Challenge Grant Pool [407-30] Fund set-aside to encourage self- sufficiency among nonprofit, community based corporations.									
	Loan Guarantee Program [409-30] Fund set-aside to guarantee loans to nonprofit agencies undertaking entre- preneurial activities.					0	0	0	150.0	A
	SUBTOTAL					0	0	0	357.4	
						912.3	912.3	106.2	502.6	





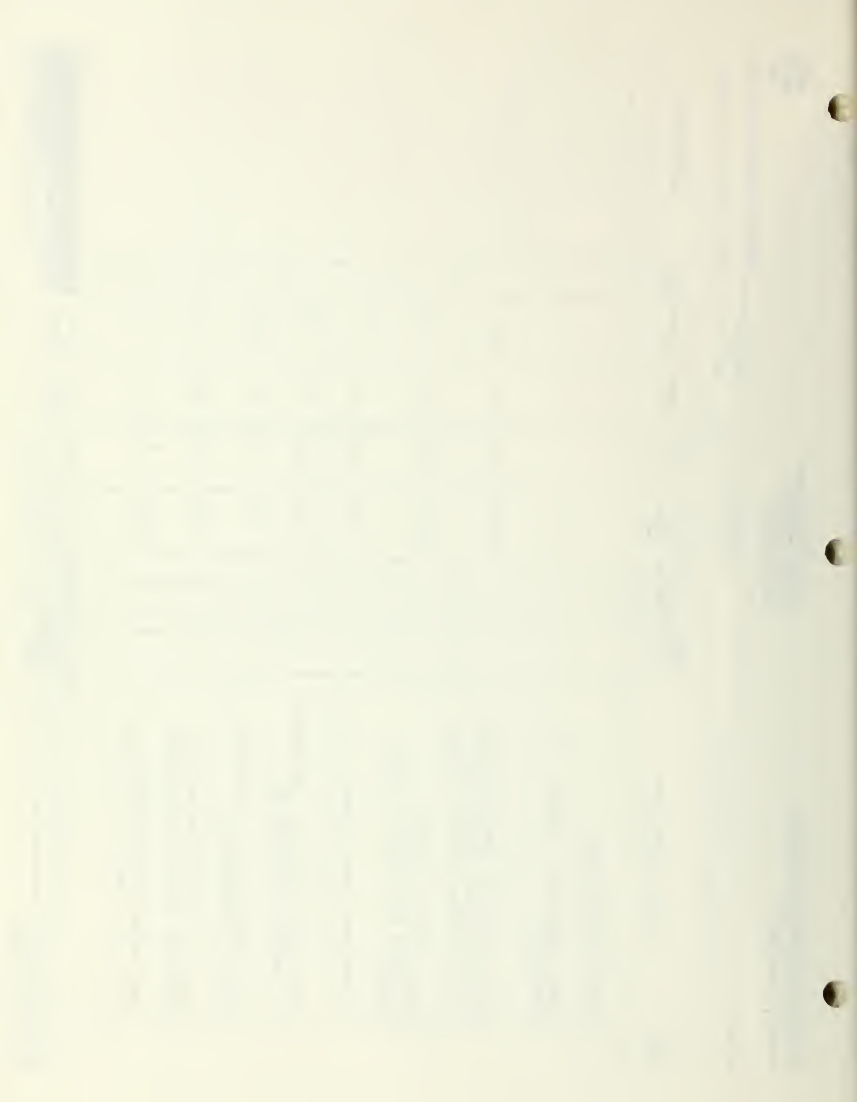
# Grantee Performance Report Activity Summary

U.S. Department of Housing  
and Urban Development  
Community Development  
Block Grant Program



OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee		Grant Number		Period Covered		From Jan. 1, 1988 To Dec. 31, 1988		Accomplishments/Status		
Activity Number	Activity Name, Description and Location	Mo/Yr Activity Funded	Low/Sum/Mod Beg/Need	Un-Expended Reporting Period	Total Expended to Date	CDBG Amount		Unobligated Balance	Activity Codes	
						Expended	Unobligated Obligations			
a	b	c	d	e	f	g	h	i	j	k
111	PROGRAM ADMINISTRATION									
	GENERAL MANAGEMENT, OVERSIGHT, AND COORDINATION									
	Mayor's Office of Community Develop. 100 Larkin Street 94102 CT 0124 [501-01] [305-01] [320-01] [002-05]					1894.0	1894.0	1115.3	455.6	
	Mayor's Office of Housing 100 Larkin Street 94102 CT 0124 [504-14]					350.5	350.5	22.3	72.6	
	Economic Development (Loans)					46.3	46.3	0	0	
	Human Rights Commission, 1095 Market St., 94103 CT 0124 [505-14]					108.6	108.6	0.4	37.6	
	City Attorney's Office, City Hall 94102 CT 0124 [508-14]					2.3	2.3	0	132.1	
Department of City Planning, 450 McAllister, 94102 CT 0124 [502-29]					12.2	12.2	10.6	0		
San Francisco Housing Authority, 440 Turk St., 94102 CT 0124 [104-31]					219.7	219.7	7.5	1.5		
					Total	2633.6	Total	156.1	Total	699.4



# Grantee Performance Report Activity Summary

U.S. Department of Housing  
and Urban Development  
Community Development  
Block Grant Program



OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee				City and County of San Francisco				Grant Number		B-88-MC-06-0016		Period Covered		From Jan		1, 1988 To Dec. 31, 1988	



# Grantee Performance Report Activity Summary

U.S. Department of Housing  
and Urban Development  
Community Development  
Block Grant Program



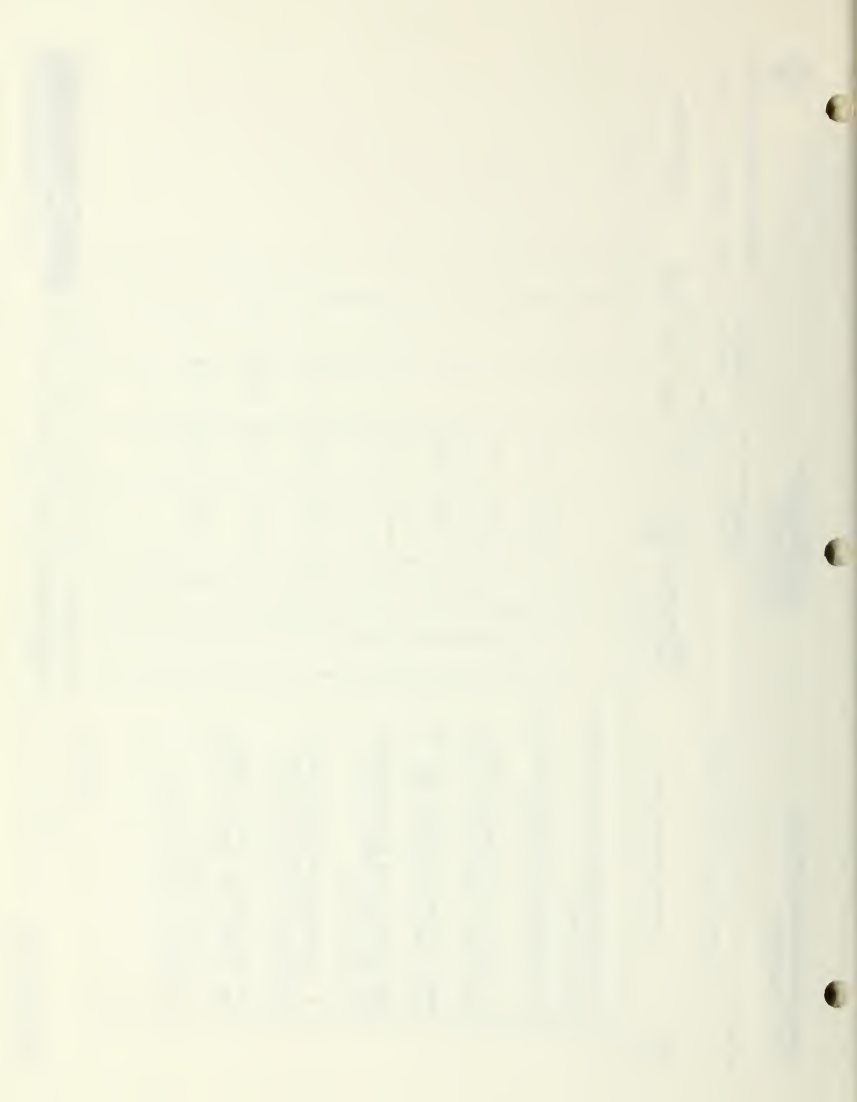
OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee		City and County of San Francisco		Grant Number		Period Covered		Accomplishments/Status								
				B-88-MC-06-0016		From Jan. 1, 1988 To Dec. 31, 1988										
Activity Number	a	Activity Name, Description and Location	b	Mo/Yr Activity Funded	c	Low/Mod/Blgh/Need	d	e	f	g	h	ODBG Amount			Activity Codes	k
												Unliquidated Obligations	Unobligated Balance	Total		
11		FAIR HOUSING COUNSELING AND TECHNICAL SERVICES (Cont.)														
		Asian Neighborhood Design, 576 Vallejo St., 94133 CT 0106 [101-36]								242.9	242.9	3.4	0			
		Self-Help for the Elderly, 640 Pine Street 94108 CT 0117 [101-37]								49.4	49.4	4.7	10.5			
		Tenderloin Housing Clinic, 295 Eddy Street 94102 CT 0106 [101-38]								68.3	68.3	6.6	0			
		Independent Living Resource Center 4429 Cabrillo St. 94121 CT 479 [101-40] [407-54]								37.3	37.3	0	0			
		S.F. Foundation for Architectural Heritage, 2007 Franklin Street 94109 CT 0131 [101-39] [407-51]								54.5	54.5	10.5	0			
		BVHP Multipurpose Senior Center 1706 Yosemite Ave. 94124 CT 0233								0	0	25.0	0			
		IHS Housing Consortium 25 Taylor St., 94102 CT 0125								43.0	43.0	32.0	0			
		SUBTOTAL								495.4	495.4	82.2	10.5			
										Total	Total	Total	Total			
										5435.0	5435.0	252.0	719.9			

Form HUD-9949 2 (4-80)

Claim has record for 3 years

Page 117 of 119 pages



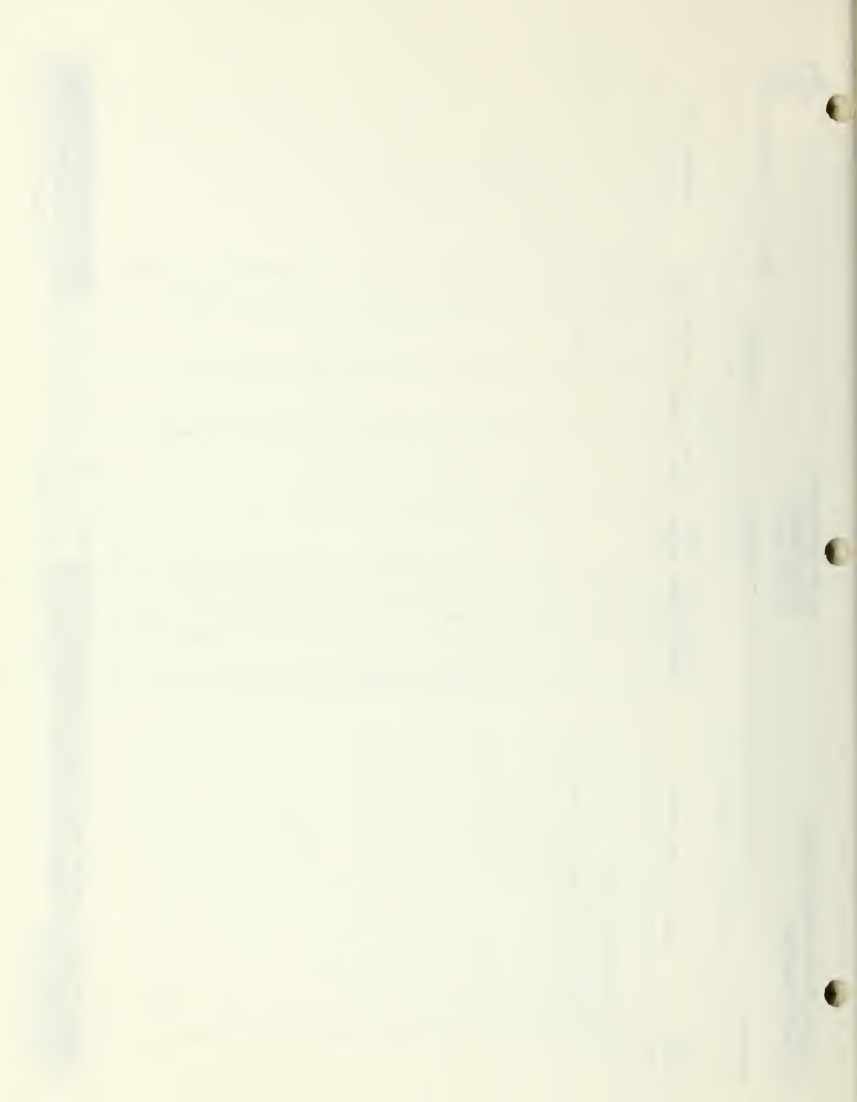
# Grantee Performance Report Activity Summary

U.S. Department of Housing  
and Urban Development  
Community Development  
Block Grant Program



OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee		City and County of San Francisco		Grant Number B-88-MC-06-0016		Period Covered From Jan. 1, 1988 To Dec. 31, 1988										
Activity Number	Activity Name, Description and Location	Mo/Yr: Last Funded	Mo/Yr: Last Funded	Un- Lap/Sum (and Med Signed)	Ex- pend- ing Repor- ting Period	Total Ex- pend- ed to Date	Unliquidated Obligations	Unliquidated Balance	Activity Codes	Accomplishments/Status						
											c	d	e	f	g	h
12	<u>UNPROGRAMMED FUNDS</u> Includes contingency and recaptured funds for use in 1989.					0	0	1671.0								
<table border="0" style="width:100%"> <tr> <td style="width:10%">Total</td> <td style="width:10%">0</td> <td style="width:10%">0</td> <td style="width:10%">0</td> <td style="width:10%">0</td> <td style="width:10%">1671.0</td> </tr> </table>											Total	0	0	0	0	1671.0
Total	0	0	0	0	1671.0											



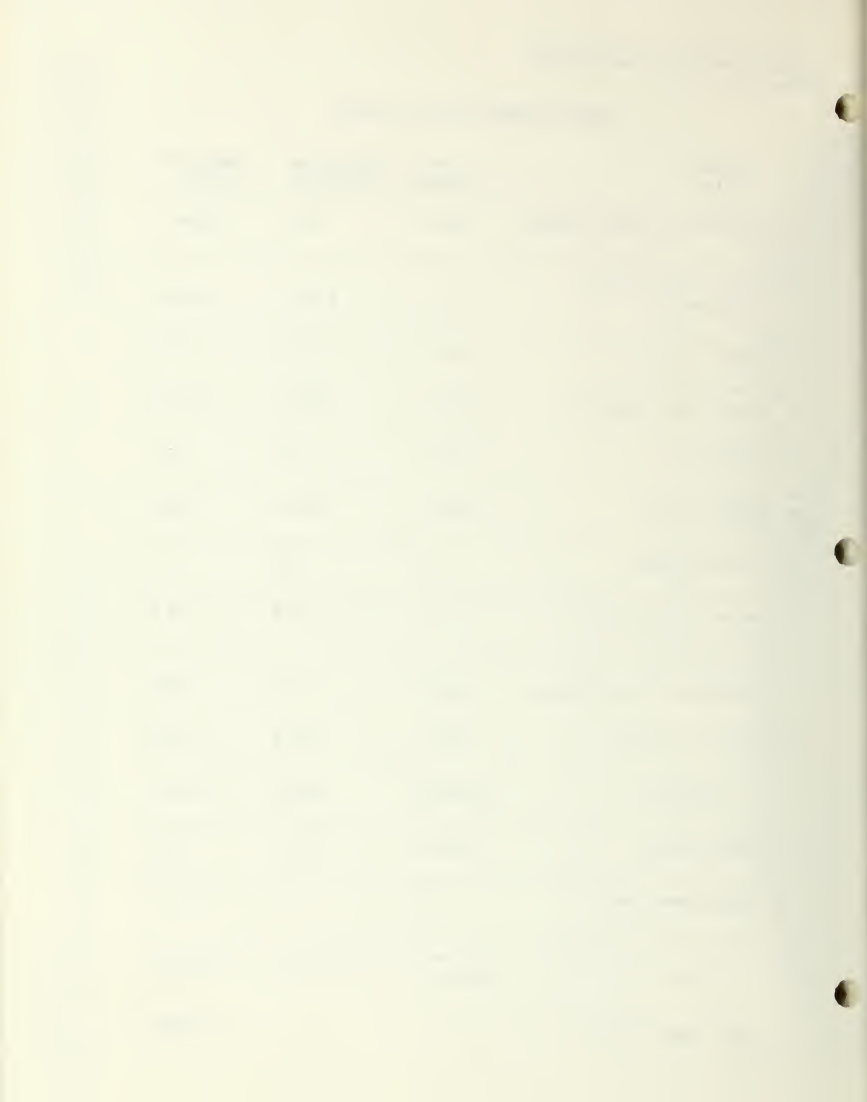


ACTIVITY SUMMARY TOTALS (in \$000)

<u>Activity Title</u>	<u>1988 Expended</u>	<u>Unliquidated Obligations</u>	<u>Unobligated Balance</u>
1. Acquisition of Real Property	\$98.6	\$19.9	\$3,454.0
2. Public Facilities and Improvements	4,127.0	2,562.7	1,854.9
3. Public Services	2,427.1	159.3	70.1
4. Urban Renewal Completion	9,010.9	3,722.1	5,715.2
5. Relocation	317.4	36.4	0.0
6. Rehabilitation	6,087.6	628.9	135.8
7. Code Enforcement	0.0	0.0	0.0
8. Historic Preservation	0.0	197.8	0.0
9. Direct Ec. Dev. Asst. to Private-for Profit Entities	959.9	22.2	399.6
10. Special Activities	912.3	106.2	502.6
Sub-total	23,940.8	7,455.6	12,132.2
11. Administration	5,434.8	252.1	720.0
12. Unprogrammed Funds	0.0	0.0	1,671.0
TOTAL	\$29,375.6	\$7,707.7	\$14,523.2

Total Unspent Funds

\$22,230.9



# Grantee Performance Report

## Status of Funds

### Parts I and II

U.S. Department of Housing  
and Urban Development  
Community Development  
Block Grant Program



OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee	Grant Number	Period Covered
City and County of San Francisco	B-88-MC-06-0016	From 1/1/88 To 12/31/88
<b>Part I: Summary of Resources and Expenditures</b>		
		<b>CDBG Funds</b>
1. Unexpended CDBG funds at end of previous reporting period		\$ 29,294,278
2. Additional CDBG funds received		\$
a. Entitlement Grant (HUD-7082, line 8b)		16,122,000
b. Surplus from Urban Renewal / NDP Settlement (HUD-7082, line 10b)		\$ 0
c. Loans guaranteed under Section 108		\$ 0
d. Program income received during the program year (as shown in Status of Funds Part III, column f)		\$ 6,190,269
e. Return of grant funds		\$ (107,161)
3. Total CDBG funds available for use during this reporting period (sum of lines 1 thru 2e)		\$ 51,499,386
4. Total CDBG funds expended during this reporting period		\$
a. Amount shown on Activity Summary forms, column g		29,375,632
b. CDBG funds used for Section 108 payments		\$ 0
5. Unexpended balance of CDBG funds at the end of this reporting period (line 3 minus lines 4a and 4b)		\$ 22,230,915
<b>Part II: Overall Program Benefit to Low and Moderate Income Persons</b>		
<b>A. Low / Mod Benefit During this Reporting Period</b>		
6. a. Total CDBG funds expended (from line 4a above), except for Sec. 108 payments		\$ 29,375,632
b. Less: Planning and program administration costs (as shown in Activity Summary forms, column g)		\$ 5,434,842
c. Net expenditures subject to program benefit calculation (line 6a minus line 6b)		\$ 23,940,790
7. Expenditures benefiting low and moderate income persons (as shown in Low/Mod Benefit Worksheet Part IV, column g)		\$ 23,623,400
8. Percent benefit to low and moderate income persons (line 7 as a percent of line 6c)		98% %
9. Program year(s) covered in certification PY ____ PY ____ PY <u>88</u>		
<b>B. Low / Mod Benefit for Multi-Year Certifications (complete only if certification period exceeds one year)</b>		
10.a. Cumulative net expenditures subject to program benefit calculation		\$
b. Cumulative expenditures benefiting low and moderate income persons		\$
c. Percent cumulative benefit to low and moderate income persons (line 10b as a percent of line 10a)		%

Retain this record for 3 years  
Previous editions are obsolete

form HUD-4949.3 (4-88)  
ref. 24 CFR part 570 and handbook 6510.2







# Grantee Performance Report

## Status of Funds

### Part III

U.S. Department of Housing  
and Urban Development  
Community Development  
Block Grant Program



OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee

City and County of San Francisco

Grant Number

B-88-MC-06-0016

Period Covered

From 1/1/88

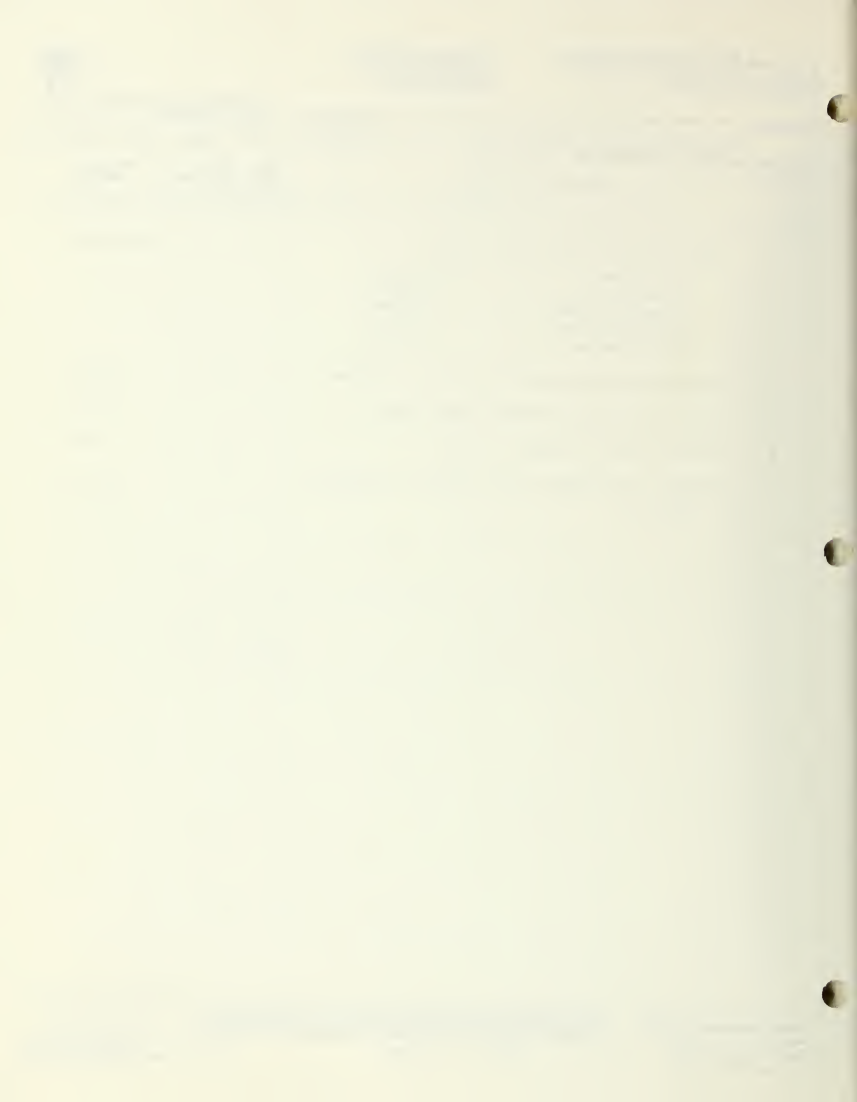
To 12/31/88

#### Program Income and Status of Lump Sum Accounts

Activity Number	Activity Name and Nature of Income	Rec'd by Sub-recipient	Revolving Fund	Lump Sum *	Program Income Received
a	b	c	d	e	f
4	San Francisco Redevelopment Agency	x			\$5,014,832
	o Land Sales .....\$ 879,677				
	o Rental Income ..... 2,374,093				
	o Interest Income ..... 1,253,000				
	o WA-2 Bank Reserve ..... 10,676				
	o Miscellaneous ..... 497,186				
6	Community Housing Rehabilitation Loan Program	x	x	x	716,669
6	Residential Rehabilitation Loan Program	x			59,593
8	Architectural Heritage Loan Pool		x		855
9	Economic Development Local Injection Revolving Loan Fund	x	x		398,320

\* Attach narrative (see instructions)

Total \$ 6,190,269





ATTACHMENT FOR HUD 4949.4

LUMP SUM NARRATIVE - COMMUNITY HOUSING REHABILITATION PROGRAM (CHRP)

6. Rehabilitation

1. Financial institution with which the lump sum agreement has been executed:

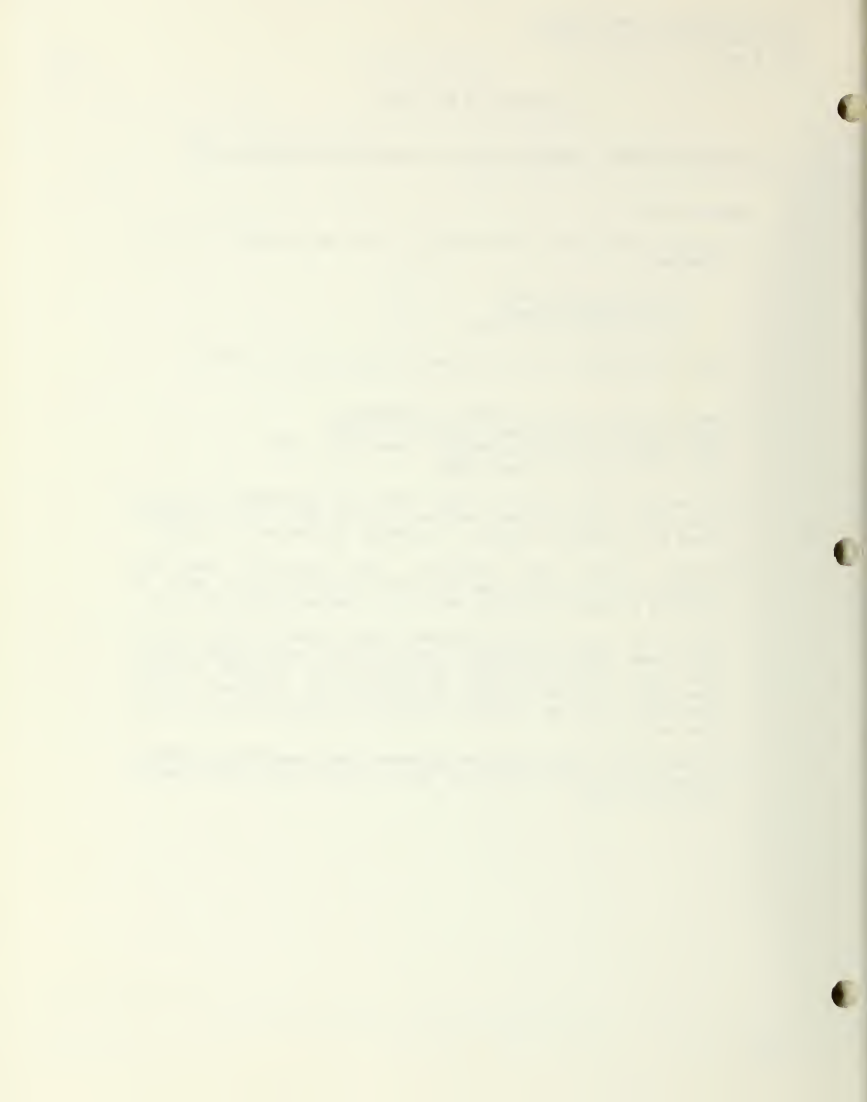
First Interstate Bank  
465 California Street  
San Francisco, CA 94104

Date of agreement with First Interstate Bank: March 23, 1987.

2. Amount of the lump sum drawdown: \$1,900,000.  
1988 funds were drawn down: January 24, 1988.  
Date funds were placed on deposit: January 25, 1988.  
Date of first loan: January 1988.
3. On August, 1988, funds on hand which was determined to be in excess of short-term need were returned to the Letter of Credit along with computed interest. The amount returned was \$1,500,000.
4. Initial interest rate received: First Interstate Bank paid interest on the CHRP funds at similar terms to those paid on deposits of similar maturity and size. Average interest was 5.5%.

During the year, it was determined that interest rates paid by Tokai Bank, 565 Market Street, San Francisco, were slightly better than those offered by First Interstate Bank. Because of this, some short-term Certificates of Deposit were purchased through Tokai Bank. Average interest received on funds deposited at Tokai Bank was 6.75%.

5. As mentioned in the Lump Sum Agreement, the Community Development Financial Corporation provides loan services to the CHRP program at a flat rate.



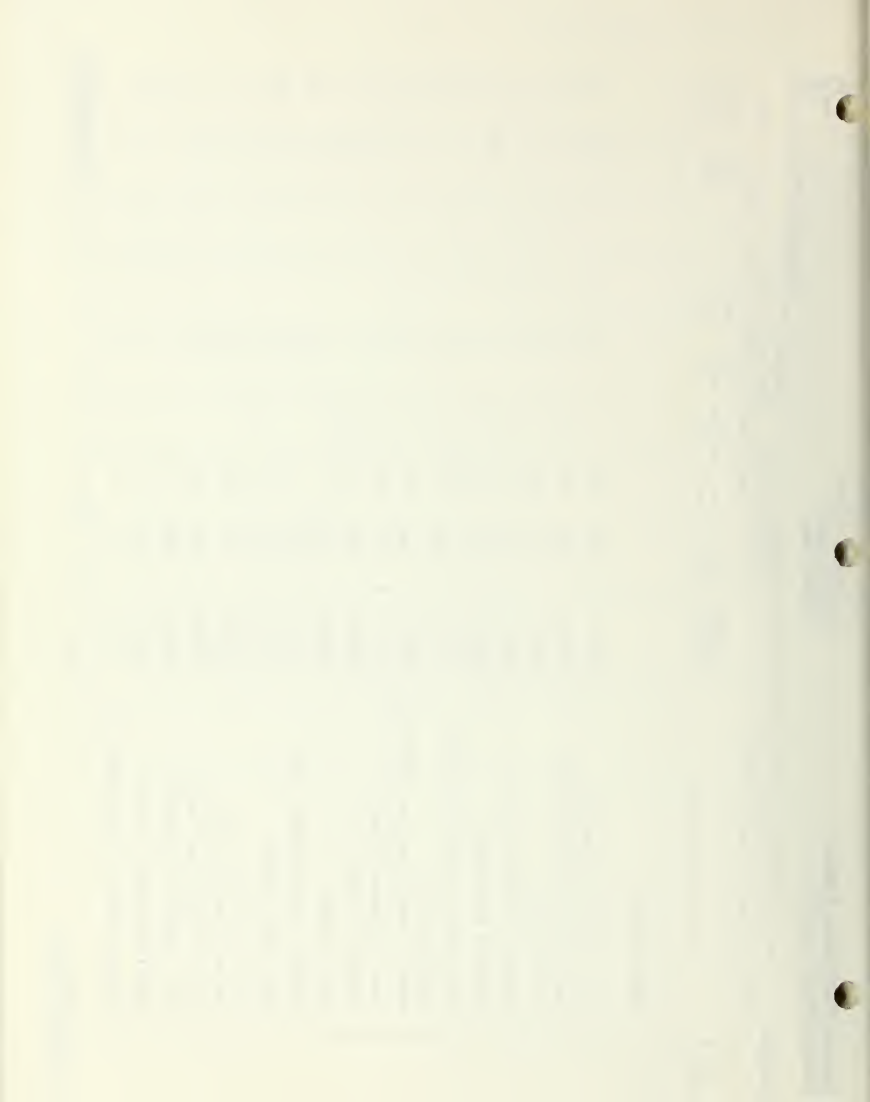
# Grantee Performance Report Direct Benefit Activities

U.S. Department of Housing  
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Community Development  
Block Grant Program



OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee		City and County of San Francisco		Grant Number		Period Covered		From Jan. 1, 1988 To Dec. 31, 1988						
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				Low Income	Not Hispanic Origin									
a	b	c	d	e	f	g	h	i	j	k				
3	<u>PUBLIC SERVICES</u>													
	Chinese Newcomers Services	352(P)	100	100	0	0	0	0	0	100	10			
	Central City Hospitality House	292(P)	100	100	34	29	1	33	3	18	18			
	Friends Outside	200(P)	100	100	9	60	0	31	1	17	17			
	Horizons Unlimited of S.F.	320(P)	100	100	11	25	0	57	7	4	4			
	Chinatown Youth Center	342(P)	100	99	0	0	0	0	0	100	5			
	Haight Ashbury Community Coalition	426(P)	100	100	71	20	0	8	1	91	91			
	Operation Concern	517(P)	100	96	69	11	5	10	5	0	0			
	Booker T. Washington Comm. Coalition	360(P)	100	96	6	92	0	1	1	99	99			
	Canon Kip Community House	216(P)	100	100	4	6	1	12	77	0	0			
	Children's Council of S.F.	883(P)	90	51	51	19	7	11	12	75	75			
	Samoa Mo Samoa	448(P)	100	99	0	1	0	3	96	6	6			
	PUC/BVHP Transportation Program	142(P)	(PB)	4	4	90	0	4	2	18	18			
	Third Baptist Church	52(P)	100	100	0	96	0	4	0	29	29			
	Youth for Service	33(P)	100	95	16	59	0	18	7	0	0			
	Hunters Point Boy's Club	101(P)	100	100	2	90	0	3	5	0	0			
	Mission Neighborhood Centers	164(P)	100	100	1	30	0	44	25	0	0			
	O.M.I Community Association	147(P)	100	53	1	97	0	1	1	54	54			
	Instituto Laboral de la Raza	169(P)	100	67	0	0	0	98	2	34	34			
	Whitney Young Child Development Ctr.	134(P)	95	87	16	58	0	13	12	0	0			



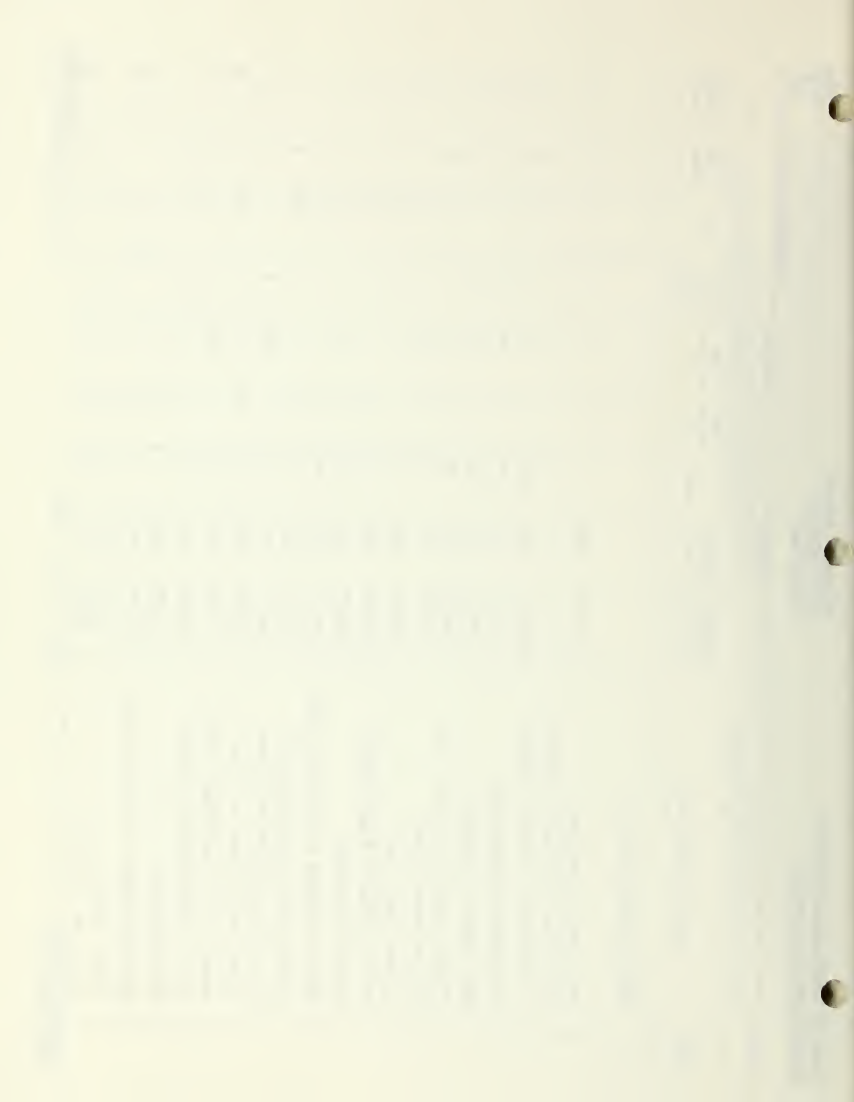
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U.S. Department of Housing  
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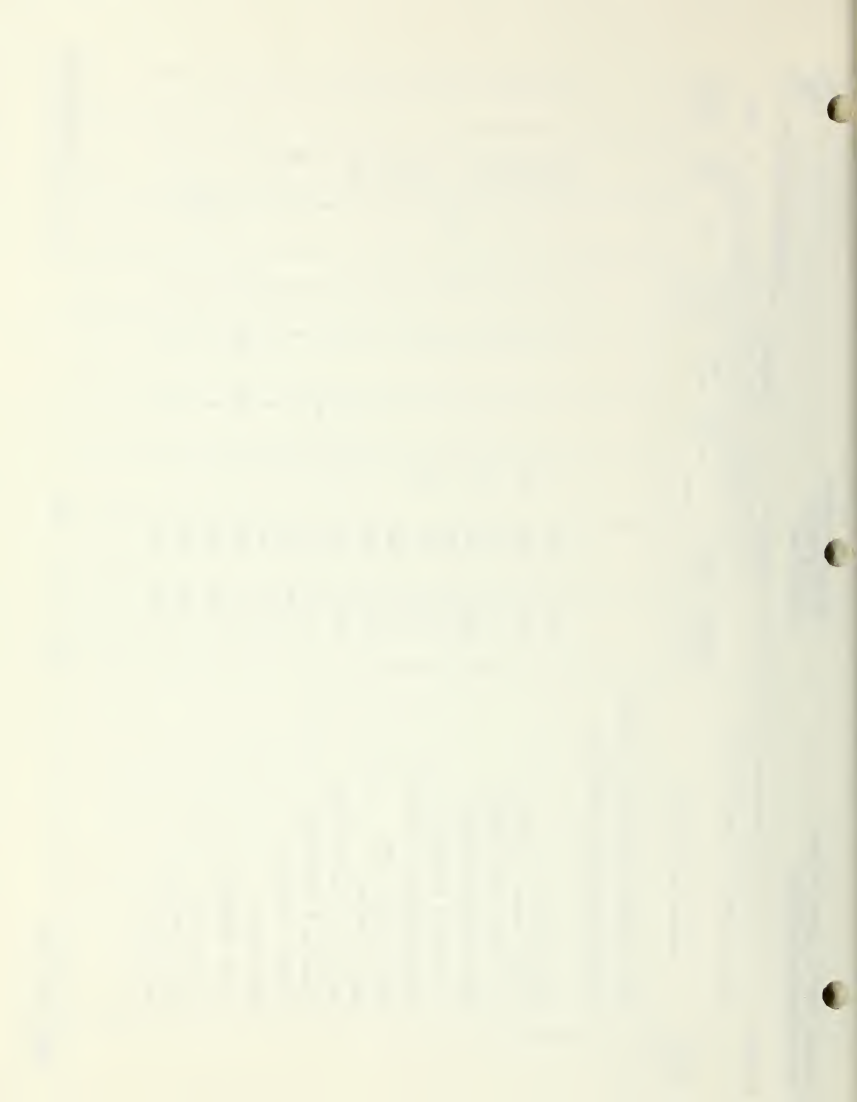


OMB Approval No. 2506-0077 (exp. 3/31/90)

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City and County of San Francisco		B-88-MC-06-0016		From Jan. 1, 1988 To Dec. 31, 1988							
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					White Not Hispanic Origin	Black Not Hispanic Origin	American Indian or Alaskan Native	Hispanic	Asian or Pacific Islander	Female Headed Household	
a	b	c	d	e	f	g	h	i	j	k	
3	<u>PUBLIC SERVICES (Cont'd)</u>										
	San Francisco Food Bank	42128(P)	(PB)		25	35	3	22	15	10	
	Calif Assoc. for Health, Education, Employment and Dignity (CAHEED)	12345(F)	100	100	6	52	0	22	20	100	
	Young Community Developers	71(P)	100	100	2	85	0	0	13	70	
	BVHP Community Foundation	345(P)	100	100	1	95	0	3	1	46	
	Mission Education Projects, Inc.	1004(P)	100	98	3	18	2	47	30	0	
	Mission Reading Clinic	371(P)	100	96	9	26	1	55	9	34	
	La Raza Centro Legal	303(P)	100	94	1	1	0	98	0	16	
	Mission Community Legal Defense	1623(P)	100	99	3	1	0	93	3	45	
	Mission Hiring Hall	691(P)	100	100	13	16	2	62	7	14	
	Mission Language & Vocational School	128(P)	100	100	0	0	0	100	0	17	
	Mission Recreation Projects/CYO	420(P)	100	95	19	8	0	69	4	0	
	Ella Hill Hutch Community Center	1060(P)	100	69	7	89	0	3	1	37	
	Chinese for Affirmative Action	420(P)	100	81	14	12	0	10	64	78	
	Audrey L. Smith Development Center	42(P)	100	95	2	98	0	0	0	80	
	Charity Cultural Services Center	75(P)	100	75	0	0	0	0	75	0	
	City Celebration	371(P)	100	75	69	16	1	9	5	0	
	Lyon-Martin Women's Health Services	1796(P)	100	91	73	12	.5	14	.5	99	
	Careers Abound	96(P)	100	97	32	28	0	23	17	1	
	La Casa de las Madres	336(P)	100	90	32	43	2	17	6	48	









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a	b	c	d	e	f	g	h	i	j	k
9	<u>DIRECT ECONOMIC DEV. ASSISTANCE (CONT.)</u>									
	Hick's Meats	4(P)	100	0	0	100	0	0	0	0
	Gwen Mazer Collection	3(P)	100	0	77	33	0	0	0	0
	Julie Holcomb, Printer	2(P)	100	0	50	50	0	0	0	0



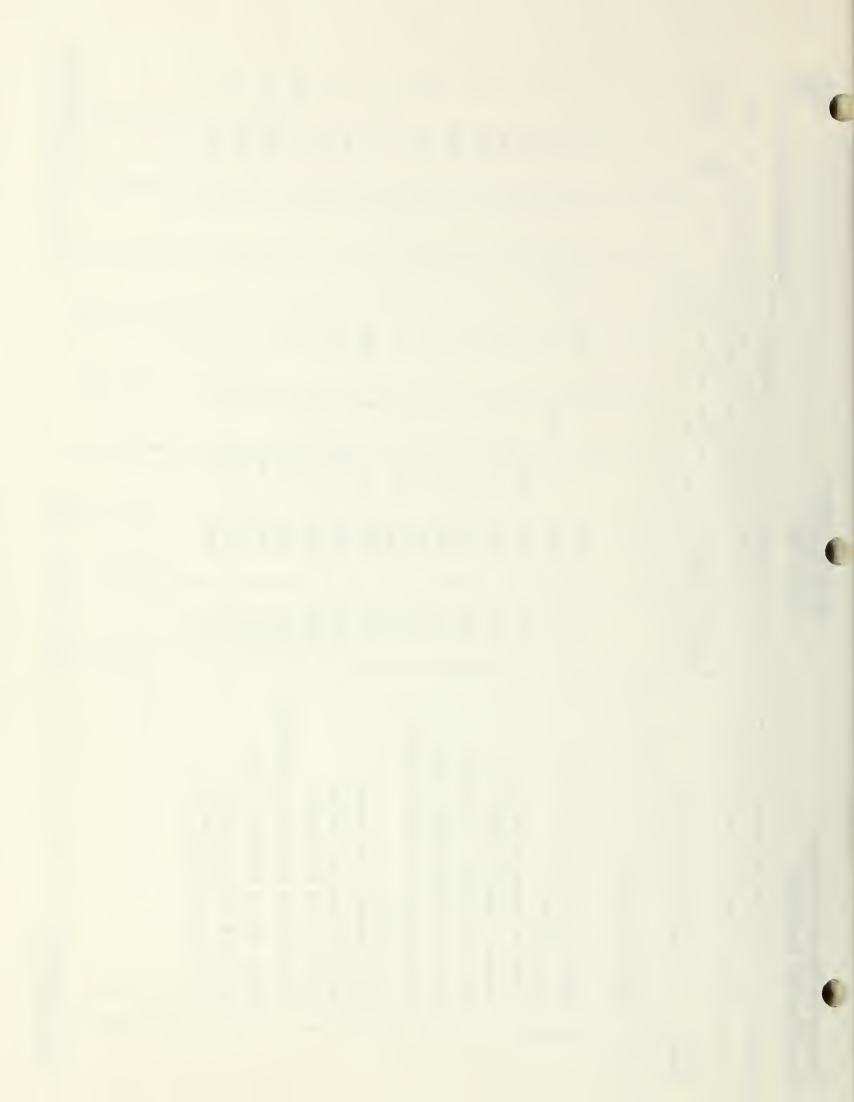
# Grantee Performance Report Direct Benefit Activities

U.S. Department of Housing  
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OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee		Grant Number		Period Covered		Percent of Total Number of Households/Persons Assisted (column g) who are:					
City and County of San Francisco		B-88-MC-06-0016		From Jan. 1, 1988 To Dec. 31, 1988		Percent of Total Number of Households/Persons Assisted (column g) who are:					
Activity Number	Activity Name, Description and Location	Total Number of Households/Persons Assisted	Low and Moderate Income	Low Income	White Not Hispanic Origin	Black Not Hispanic Origin	American Indian or Alaskan Native	Hispanic	Asian or Pacific Islander	Female Headed Household	k
10	<u>SPECIAL ACTIVITIES</u>										
	Northeast Federal Credit Union	1(P)	100	0	0	0	0	0	100	0	0
	Morrisania West	9(P)	100	0	100	0	90	0	10	0	0
	Chinatown Resources Dev. Ctr.	4(P)	100	100	0	0	0	0	100	25	0
	Japanese Community Youth Ctr.	2.5(P)	100	100	20	0	0	0	80	0	0
	Multi-Service Ctr. for Koreans	4(P)	100	100	0	0	0	0	100	25	0
	Center for SE Asian Ref. Res.	4(P)	100	100	0	0	0	0	100	0	0
	Chinatown American Cooks Services	2(P)	100	100	0	0	0	0	100	50	0
	Arriba Juntos	4(P)	100	100	25	0	0	75	0	0	0
	Young Community Developers	1(P)	100	100	0	100	0	0	0	0	0
	Asian Neighborhood Design	13(P)	100	50	0	31	0	8	61	0	0
	San Francisco Renaissance	48(P)	100	50	60	10	0	20	10	50	0
	Consortium on Prosperous Enterprises	20(P)	100	100	0	50	0	0	50	30	0
	Center for SE Asian Ref. Res.	34(P)	100	60	0	0	0	0	100	50	0
	Self Help for the Elderly	5(P)	100	40	0	0	0	0	100	0	0
	Family Day Care Consortium	13(P)	100	80	0	0	0	0	100	15	0



# Grantee Performance Report Actions to Affirmatively Further Fair Housing

U.S. Department of Housing  
and Urban Development  
Community Development  
Block Grant Program



OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee	City and County of San Francisco	Grant Number	B-88-MC-06-0016	Period Covered	From 1/1/89 To 12/31/89
Actions Taken		Results			
		b			

## HUMAN RIGHTS COMMISSION (HRC)

### A. Counseling

To provide assistance and information to 240 low and moderate income, elderly or disabled persons concerning their rights to equal opportunity in housing, under City, State and Federal laws.

### B. Investigations

To most effectively resolve 184 discrimination complaints by attempting to determine whether discrimination did in fact occur. This is accomplished by collecting information through interviews, receiving data or performing - initiating or contracting for fair housing checks.

### C. Mediation

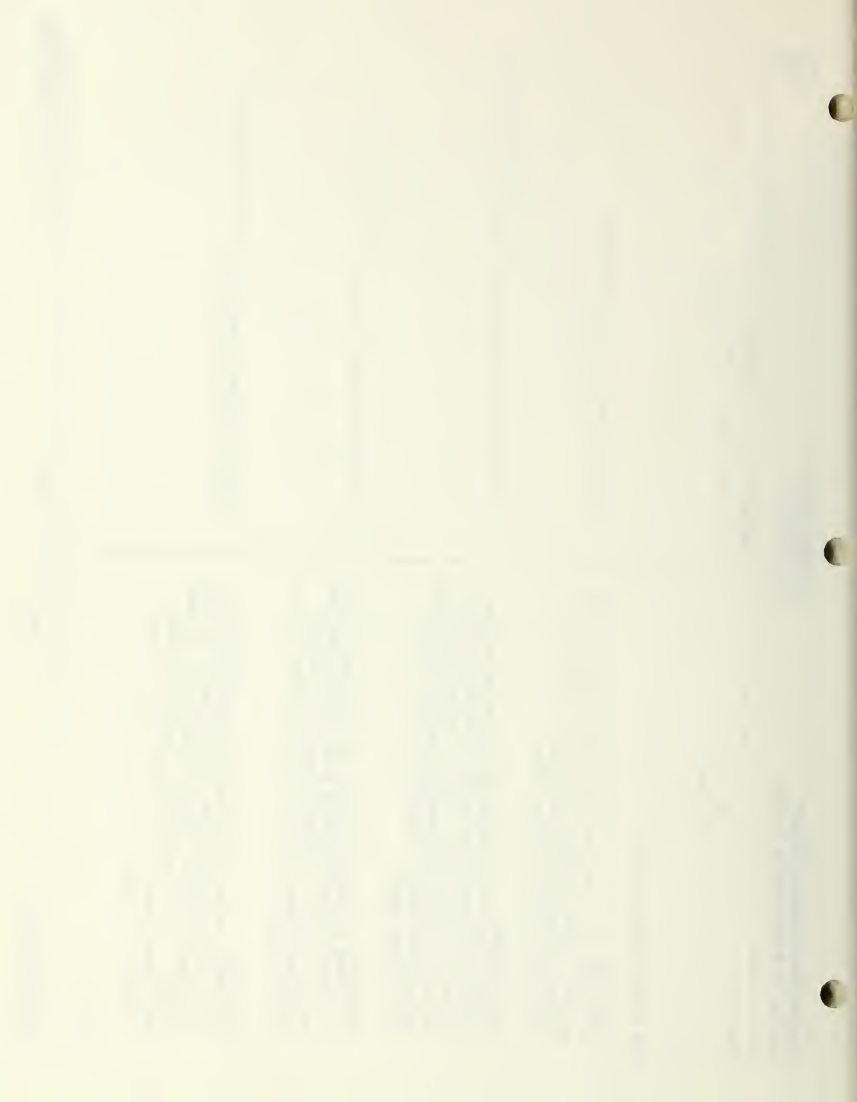
To attempt to mediate at least 150 individuals/cases of people who are threatened with eviction from their existing housing. To provide resolution of such complaints without referral to an enforcement or advocacy agency.

### D. Referrals

To provide, after counseling and unsuccessful mediation, the appropriate referrals to agencies for the enforcement of their rights and achievement of legal remedies, either through State, Federal or local enforcement agencies or private or public lawyers. (At least 25 cases.)

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- Provided services to 290 Individuals.
- Investigated some 220 cases of discrimination this year.
- Staff mediated some 170 cases over the year.
- Staff in conjunction with both State and district offices referred some 20 cases.



# Grantee Performance Report Actions to Affirmatively Further Fair Housing

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Actions Taken		Results			

a b

## HUMAN RIGHTS COMMISSION (HRC) (Cont'd)

### E. Audits

To design, implement and report on audits to determine Fair Housing Compliance in selected areas of the City, with regards to specific protected categories and to promote enforcement. (at least 1 audit)

### F. Provide Tenant/Landlord. Information and referrals to 240 residents.

### G. To provide 120 Community Groups with T/A.

## SELF - HELP FOR THE ELDERLY -HOUSING COUNSELING

A. To provide outreach visits to residential Hotels to reach the Elderly and Frail Residents and provide them with Housing Information, education and counseling services--4 buildings and 60 individuals will be visited each month totalling 700 individuals

B. To provide tenant representation-work with both residents and owner in Housing Improvement services--20 individuals will receive presentation services. Including negotiation & arbitration. This will total 250 a year.

- Staff completed 0 audit this year.

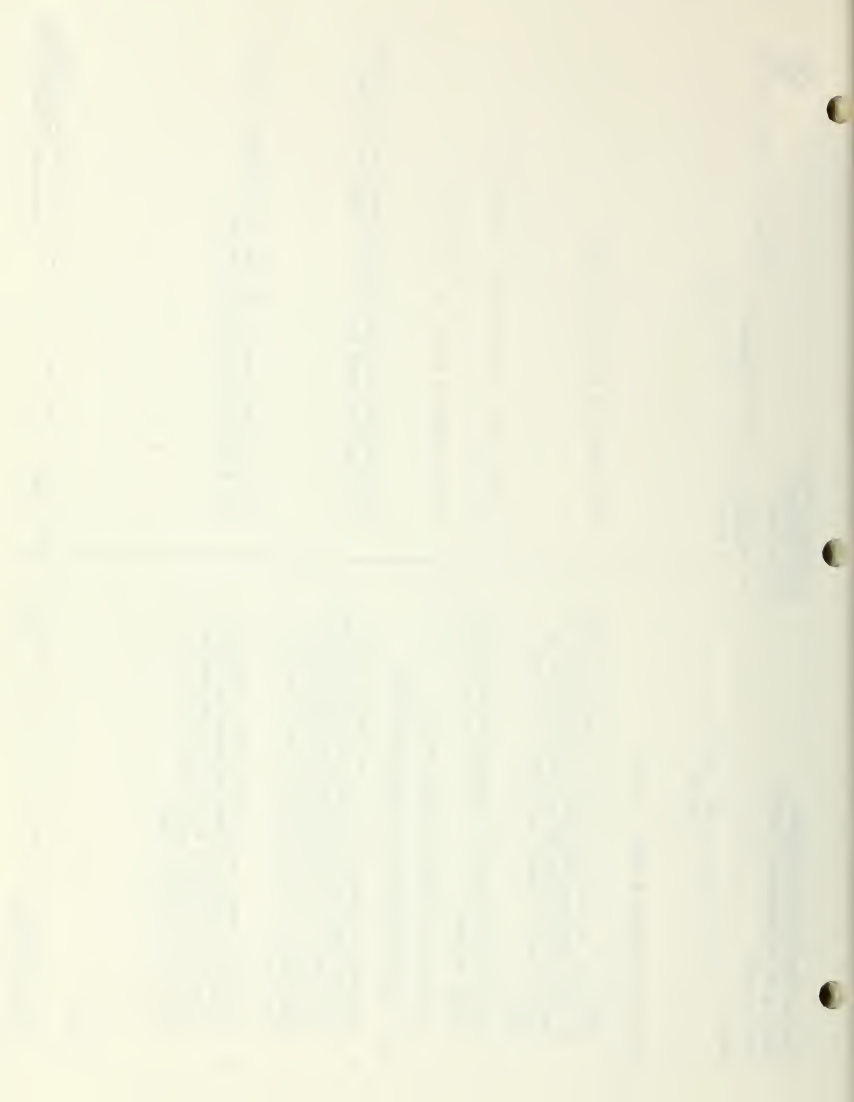
- Staff provided services to 317 residents.

- T/A to community groups 187 individuals.

- Staff provided services to 81 buildings and at least 100 individuals a month for a total of 1205 for the year.

- Staff provided services to some 10 individuals a month for a total of some 122 for the year.

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# Grantee Performance Report Actions to Affirmatively Further Fair Housing

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		B-88-MC-06-0016	From 1/1/89 To 12/31/89	
	Actions Taken			
	a			b

## THE TENDERLOIN HOUSING CLINIC

To provide comprehensive legal counseling and assistance to low/mod. income tenants of the north of Market strategy area.

- 1) Improve living conditions in Tenderloin dwellings 600 annually.
- 2) Prevent illegal lockouts 60 year.
- 3) Education Tenants about their rights under eviction process 120/year.
- 4) Educating tenants about their rights under City & State laws 600/year.
- 5) Assisting tenants in using the City Rent Board 12/year.
- 6) Preventing violation of the City's anticonversion laws 60 hotels.
- 7) Preventing discrimination in Housing-8 claims a year.
- 8) Preventing the unconstitutional use of Hotel's, no visitor policies. Reduce to zero.

## ASIAN NEIGHBORHOOD DESIGN

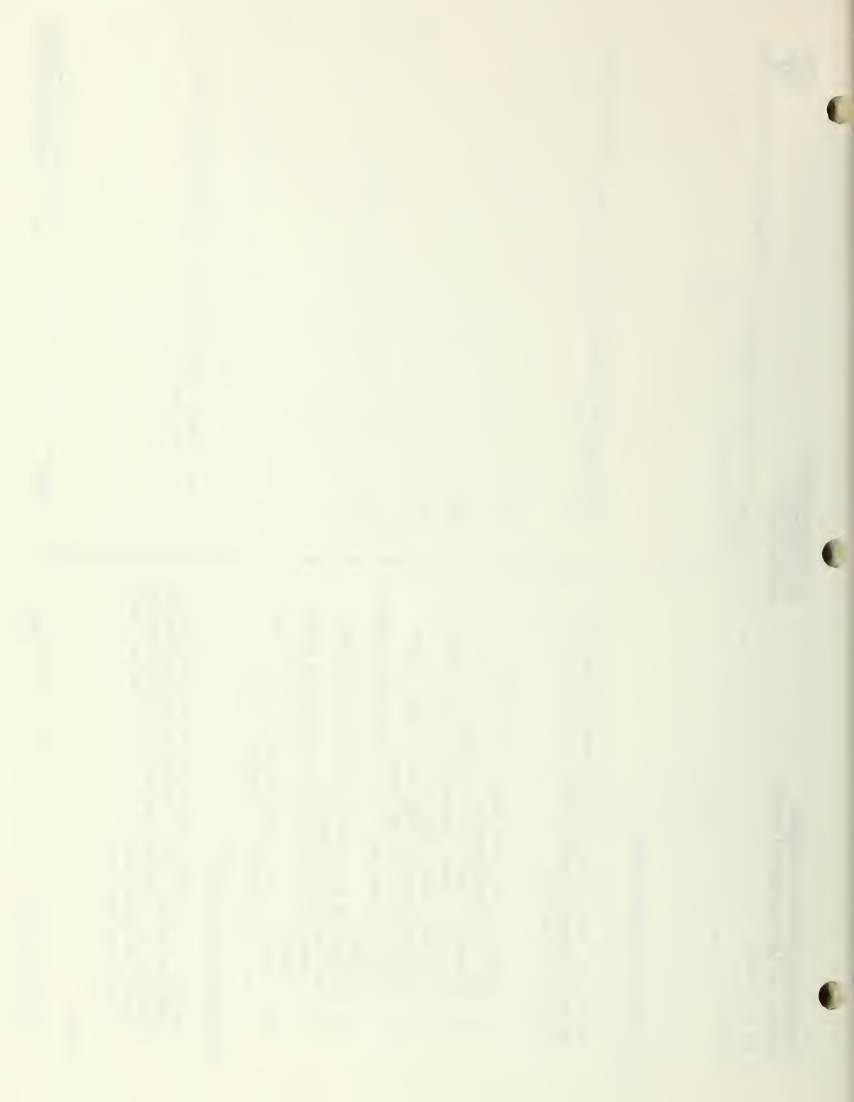
- A. Technical assistance; To provide full architectural services including plans, documents and construction administration. Inspections and technical assistance leading to improvement. Provide site planning studies an estimated 3800 hours.

- Staff provides services to the following individuals for the entire year.

- 300
- 30
- 360
- 300
- 6
- 30
- 4
- 0

- As of December 1988 staff had provided 4,057.55 hours of T/A to the non-profits.

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	Actions Taken	B-88-MC-06-0016	From 1/1/89 To 12/31/89	b

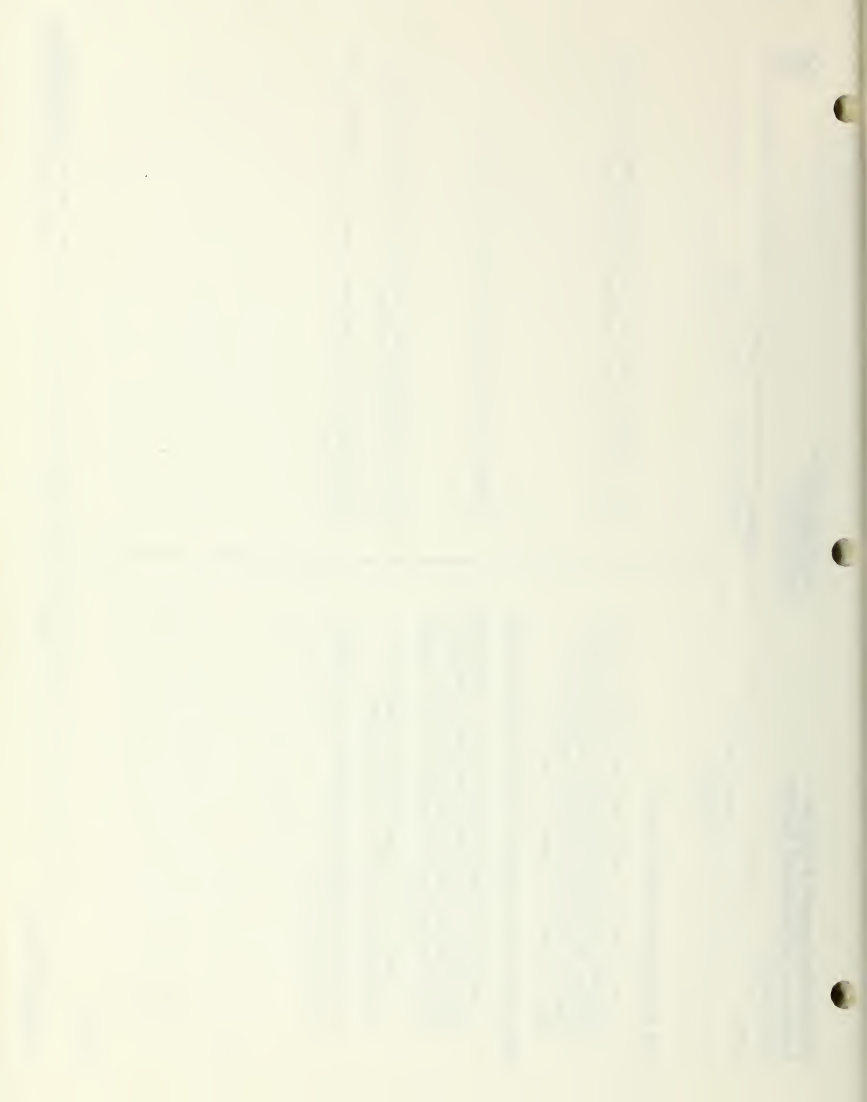
## ASIAN NEIGHBORHOOD DESIGN (Cont'd)

- B. Housing counseling safety and improvement profits to provide group and individual workshops. Referrals and advice/plus technical clarification for tenants in buildings undergoing renovation to 1400 individuals & conduct 19 workshops.

## FOUNDATION FOR SAN FRANCISCO'S ARCHITECTURAL HERITAGE

- A. To provide assistance to housing dev. corporations non-profits and individuals involved in rehabilitation of low and moderate income housing units in conjunction with public supported rehab. programs.
- B. To provide an average of 1717 hours yearly of counseling time both paid and volunteer.
- C. To provide construction documents for the rehab. of 66 housing units.
- As of december 1988 staff has provided services to 472 individuals and has conducted 19 workshops.
- Provided architectural services to 7 H.D.C.'s.
- Staff provided 672 hours of consulting hours of staff and design consultant time.
- Staff provided construction document for some 65 units of housing.

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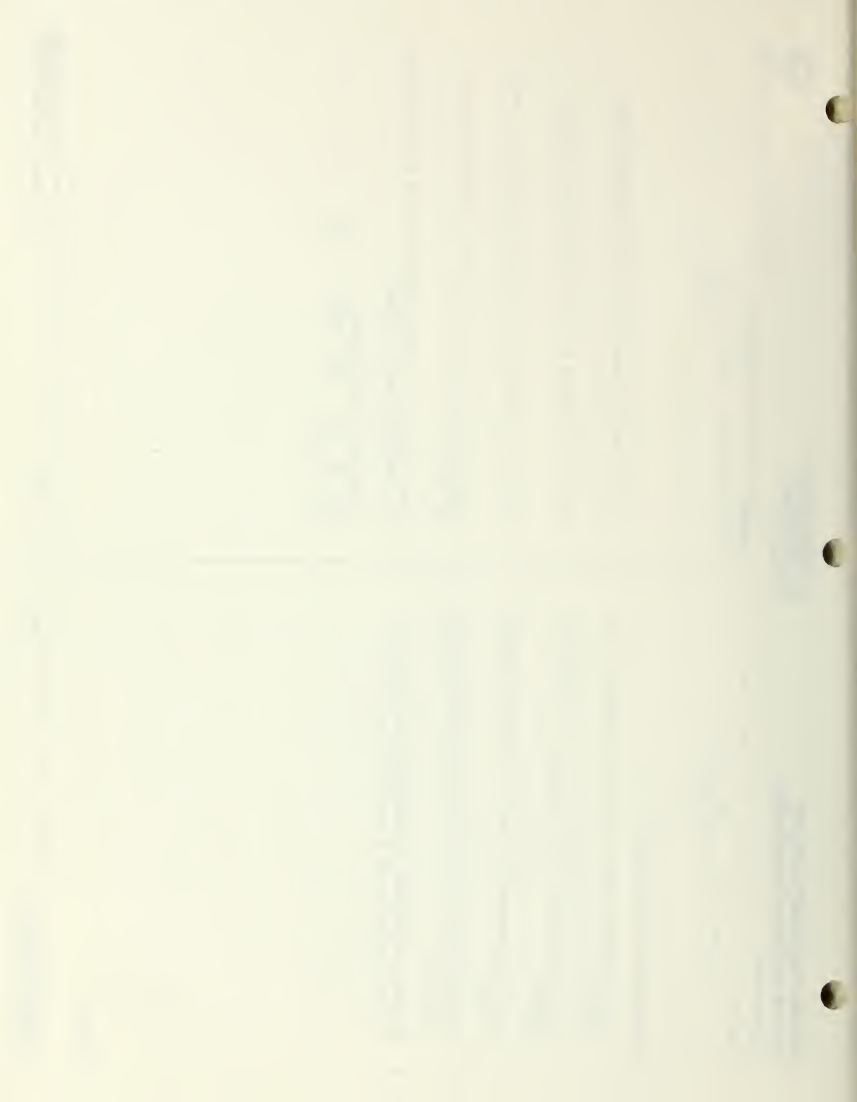
Name of Grantee City and County of San Francisco	Grant Number B-88-MC-06-0016	Period Covered From 1/1/89 To 12/31/89
Actions Taken		Results
		b

## CSS/INDEPENDENT HOUSING SERVICES

- |  |  |
|--|--|
| <p>A. Provide housing counseling to <u>480</u> disabled clients annually.</p> <p>B. Place <u>150</u> disabled clients annually in accessible housing.</p> <p>C. Assist <u>250</u> households annually with design/redesign of units.</p> <p>D. Provide modification services for disabled persons in <u>56</u> units.</p> <p>E. Provide construction documentation and supervision for the completion of 22 modification projects.</p> | <p>- Provide housing counseling to <u>391</u> disabled clients.</p> <p>- Placed <u>58</u> disabled clients in accessible housing.</p> <p>- Assisted <u>171</u> households with design/redesign of units.</p> <p>- Provided modification services for disabled persons in <u>76</u> units.</p> <p>- Provided construction documentation and supervision for the completion of <u>10</u> projects.</p> |
|--|--|

Ethnicity of participants			
W	B	H	N/A
51%	34%	8%	0
			7%
			11%
			FH

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# Grantee Performance Report Actions to Affirmatively Further Fair Housing

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Actions Taken		Results

## INDEPENDENT LIVING RESOURCE CENTER

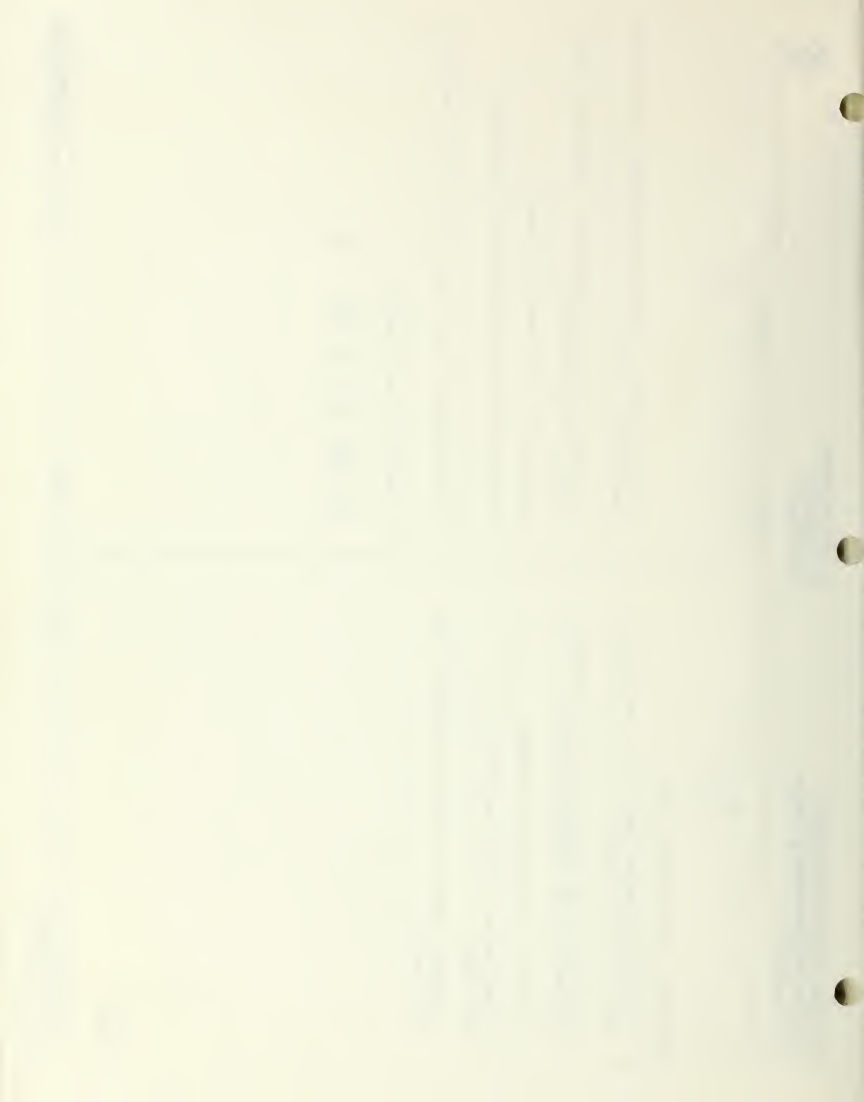
- To provide 10 housing search skills workshops to 100 disabled individuals.
- To provide shared housing registry and matching assistance to 150 disabled individuals.
- To make 57 shared housing placements.
- To provide conciliation counseling to 30 individuals.
- To provide supportive services assistance to 125 individuals.

- Provide 59 housing search skills workshops to 308 disabled individuals.
- Provided shared housing registry and matching assistance to 252 disabled individuals.
- Completed 26 shared housing placements.
- Provided conciliation counseling to 74 individuals.
- Provide supportive services assistance to 152 individuals.

### Ethnicity of participants:

W	B	N/A	H	A/PI	FH
174%	58%	6%	9%	22%	0%

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City and County of San Francisco  
1988 Grantee Performance Report

GRANTEE PERFORMNACE REPORT

DISPLACEMENT

There were no displacement activities to report during 1988.









